



HERITAGE IMPACT ASSESSMENT SUBMISSION

FOR

**REVITALISATION OF THE FORMER FANLING MAGISTRACY INTO THE HKFYG INSTITUTE
FOR LEADERSHIP DEVELOPMENT**

PREPARED FOR : THE HKFYG INSTITUTE FOR LEADERSHIP DEVELOPMENT LIMITED

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This Heritage Impact Assessment study findings are presented in two parts in this report, namely:

1. The Conservation Management Plan, which comprises of:
 - a. The Introduction
 - b. The History and Architecture of the Site (baseline study based on desktop study and field evaluation)
 - c. Statement of Significance (identification of the significance of the site based on the baseline study)
 - d. Character Defining Elements (identification of built elements contributing the significance of the site)
 - e. Opportunity and Limitation (identification of any opportunity and limitation brought by future adaptive reuse)
 - f. Conservation Policies and Guidelines (a set of policies and guidelines for future adaptive reuse of the site)
2. The Heritage Impact Assessment Report (this report), which comprises of:
 - a. The Introduction (a brief account on the project background, the site and the study methodology)
 - b. The Proposed Work (a brief introduction of the works involved in the subject project)
 - c. The Impact Assessment and Mitigation Measure (a table listing out the impact to the heritage by the proposed work and the corresponding mitigation measure)
 - d. Recommendation (a conclusive statement for the impact assessment and recommendations on the way forward)

The two parts should be read in conjunction with each other.

PART 1: CONSERVATION MANAGEMENT PLAN

1 INTRODUCTION

1.1 Project Background

The existing site (the Site), which comprises the main building of the Former Fanling Magistracy (the Main Building), a later-added Annex Court Building (the Annex Building), a later-added Duty Lawyer's Office (the Office Building), two plant rooms and its adjoining land, was one of the selected site for the Revitalising Historic Buildings Through Partnership Scheme (R-Scheme) Batch 3 launched by the Development Bureau. In 2013, the proposal "Revitalisation of the Former Fanling Magistracy into the HKFYG Institute for Leadership Development" submitted by the Hong Kong Federation of Youth Group (HKFYG) was selected as the revitalisation proposal of the Site.

According to the Consolidated Project Proposal (CPP) submitted by the HKFYG, the Main Building will be adaptive reused as a Training Centre for the HKFYG Institute for Leadership Development. The Annex Building will be redeveloped to provide an ancillary hostel to support the Training Centre. The Office Building will be demolished and replaced by landscape area. Other outdoor areas will also be improved with landscape design.

The Main Building was built in 1961 to cater for the establishment of the New Territories Magistracy and the Fanling District Court. The erection of this new court building symbolised the law system extension towards the New Territories districts and a historic landmark witnessing the development of Fanling district.

As the building is undergoing a significant change, it is necessary to prepare a conservation management plan (CMP) to evaluate the heritage significance of the historic building/site and to prepare policies and guidelines to cater for the proposed change so as to retain its heritage value and to minimise adverse impact due to the potential changes.

LWK Conservation was appointed by the Hong Kong Institute for Leadership Development (the Applicant), to establish a Conservation Management Plan (CMP) for the Site to support a S16 Planning Application to the Town Planning Board for the proposed hostel and eating place.

1.2 Location & Area of the Study

The site occupies the land lot in Demarcation District No.51 (D.D. 51) located to the west of the junction of Sha Tau Kok Road and Jockey Club Road west of existing round-about on the road.

The site area is approximately 4,134 sq metres. It is bounded by unused open spaces and temporary car-parking spaces on its northwest and southwest sides respectively. Its east side faces the round-about of the junction of Jockey Club Road and Sha Tau Kok Road.

The following map highlights the application site in red:



Fig 1.1 : Location map with the subject site marked in red boundary and the Former Fanling Magistracy (Grade 3 historical building) shaded in red, edited based on map from AMO's website: http://www5.lcsd.gov.hk/gishinter/html/viewer_en.htm

1.3 Current Status

The Main Building was included in the List of 1,444 Historic Buildings for Building Assessment released by the Antiquities and Monuments Office (AMO). The AMO proposed a Grade 3 status for the Main Building and this grading status was subsequently confirmed by the Antiquities Advisory Board (AAB) in 2010.

The grading system is only an administrative system adopted by the AAB and the AMO for classifying grading historic buildings according to their heritage values. The Main Building is not a Declared Monument and enjoys no statutory protection under the Antiquities and Monuments Ordinance.

The AMO's definition of Grade 3 Historic Building means:

"building of some merits, preservation in some forms would be desirable, and alternative means could be considered if preservation is not practicable."

On the other hand, a set of Conservation Guidelines has been established by the AMO and included in the Resource Kit for the R-Scheme.

2 Architecture of the Site

2.1 Site Surrounding

The subject site is located in Fanling Town Centre, only 200 metres from the MTR Fanling Station. The site is demarcated by metal fences along Jockey Club Road and Sha Tau Kok Road with two entrance gates located on each road.

Immediate south to the site is the abandoned government quarters. There is a temporary open car park further south. Together with the vacant land to its west, the land surrounding the site at the back will be developed into the New Territories East Cross District Community Cultural Centre.

Opposite to the site along Jockey Club Road is the Custom and Excise Department Control Point Command Headquarter. Opposite to the site along Sha Tau Kok Road is the Fanling Fire Station and Ambulance Depot. Directly opposite to the site is the Sheung Shui Divisional Police Station. They are all built after 1970. There is no other graded historical building within 50 metres of the site.

The site comprises five buildings, namely the Former Fanling Magistracy built in 1961, the Annex Court Building at the northwest built in 1983, the Duty Lawyers' Office built in around 1997 and two small ancillary buildings for housing building services facilities at the west probably built as later extension of the Former Fanling Magistracy. Apart from the Former Fanling Magistracy, the other four buildings carry no architectural merits or even intrusive to the historic building.

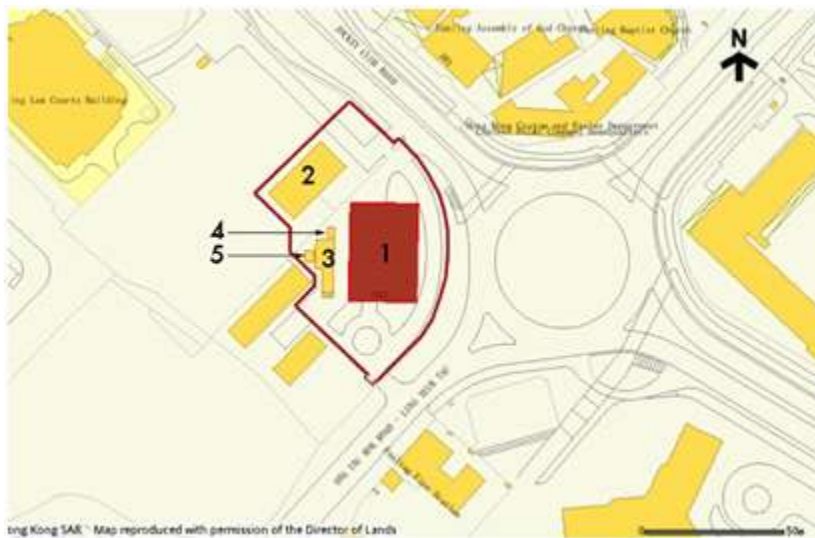


Fig 2.1 : Site plan of the subject site, edited based on map from AMO's website:
http://www5.lcsd.gov.hk/gishinter/html/viewer_en.htm

1. Former Fanling Magistracy
2. Annex Court Building
3. Duty Lawyers' Office
4. Plant Room
5. Plant Room

2.2 The Buildings

2.2.1 Former Fanling Magistracy

2.2.1.1 Exterior

The Former Fanling Magistracy is a two-storey reinforced concrete building in stripped classical style. It was built with reinforced concrete beam-column frame, reinforced concrete slabs, mainly brick infill walls, sitting on reinforced concrete pile caps and precast reinforced concrete piles. Apart from the granite-faced corners up to window sill level at ground floor facing Jockey Club Road and Sha Tau Kok Road, the exterior walls are covered by stucco finish with horizontal groove lines, and perhaps later paint on top.

The stepped building profile was adopted to maintain the scale of the building viewing from the front and accommodate the courtrooms with high ceiling requirement and additional plant room floor at the back facing west. Open light well at the centre of the building and open verandah at first floor on west elevation help promoting natural lighting and ventilation inside the building.

There are steel casement windows around the building. Doorways are fitted with timber doors. The defendant's garage is fitted with metal grille gate.

East Elevation

This symmetrical elevation is composed of 9 bays with 10 expressed columns spanning two-storey height. At the wider central bay, there is a main entrance door with granite steps in front and ornamented lampposts (altered with position changed) on two sides at ground floor entrance. Above the entrance door, there is a frieze panel decorated with embossed rectangles and 3 identical casement windows at first floor. At a typical bay (4 bays on both sides of the central bay), window openings on two levels are separated by a spandrel finished with brown coloured ceramic tiles.



Fig 2.2 : East Elevation of FFM

South Elevation

This elevation generally comprises of two parts: a projected high block to the west (3 storey high) and a lower block to the east (2 storey high) forming a stepped profile. This elevation is ordered and is symmetrical within the blocks. The high block accommodates a large courtroom on first floor. The fenestration of the large courtroom is divided into seven equal bays by eight expressed pillars. Each bay is further divided into seven panels vertically with solid panels in brown ceramic tiles at top and bottom and five glazed panels in the middle. This large courtroom elevation is decorated with moulded top eave and bottom stringcourse supported by simple corbels under each pillar. On ground floor, the opening of the defendants' carport is placed at the centre of the high block with four narrow windows on both sides. The low block on its right is divided into three bays with casement windows on first floor and a doorway (with granite moulded architrave, door head panel and steps, now blocked) at the centre of ground floor with casement window on both sides.



Fig 2.3 : South Elevation of FFM

North Elevation

Perhaps not facing the road, this elevation is less ordered compared to the south elevation. The elevation generally comprises of three parts: a high block to the west (3 storey high), a high projected block at the centre (3 storey high) and a lower block to the east (2 storey high). There is no symmetry within the high and low blocks. The elevation design follows the function of internal layout. On the high projected block, the fenestration of the small courtroom is similar to the large courtroom on the south but it is divided into five equal bays by six expressed pillars. The elevation of ground floor underneath this small courtroom is asymmetrically divided into two portions as the plant room and the magistrates' carport. The high block contains a doorway for the magistrates (with granite moulded architrave, door head panel and steps) and 3 windows on top to give light to the magistrates' stairway. The lower block contains four windows on each floor but one of them is of larger size.



Fig 2.4 : North Elevation of FFM

West Elevation

This elevation is symmetrical. The verandah for the Magistrates on the first floor is divided into ten bays by column. Each bay is featured with three narrow rectangle slots at the parapet. Following the order on first floor, there are ten identical openings along the control corridor to the cells at the ground floor. One opening at north end is blocked by the enclosed corridor linking the Former Fanling Magistracy and the Annex Court Building. Metal grilles are installed at all openings for security reasons.



Fig 2.5 : West Elevation of FFM

Roof

The roof is accessed via the Magistrates' staircase at northwest corner. The roof mainly houses the air-conditioning plant room. The upper parts of the courtrooms are also visible on the flat roof. There is a solid concrete parapet around the perimeter of the flat roof and metal railings around the

perimeter of the light well. The roof is flat and is covered with bitumen roofing material in green colour. All structures on the roof are painted in white.

Central Light Well

A light well is located at the centre of the building promotes natural daylight and ventilation, though the building is central air-conditioned. The windows around light well are arranged in a symmetrical manner. An air duct in box section constructed in reinforced concrete attached to the high level on ground floor serves as an exhaust vent for the four cells. Public lobby and magistrates' offices at first floor and entrance lobby and toilets at ground floor are all benefited from natural daylight of the open light well.



Fig 2.6 : Central light well



Fig 2.7 : Flat roof

2.2.1.2 Interior

The former Fanling Magistracy is of a smaller scale compared to other former Magistracies of the era. It only comprises two storeys (excluding plant rooms on roof) and accommodates two courtrooms where more economical finishing materials are found. It is an air-conditioned building with the central air-conditioning plant room located on the roof in between the upper part of two courtrooms.

In general, terrazzo wall and floor tiles are used in public areas such as entrance lobby. Timber flooring with timber skirting and wall paint are found in office areas. Mosaic floor tiles and white glazed ceramic wall tiles are found in wet areas such as pantry and toilets. Mosaic flooring is also found in open verandah on first floor and staircases. Staircases for the magistrate at the northwest corner and grand staircase at the central lobby are installed with metal ornamental railings. Window sill finished with beige coloured terrazzo wall tiles are found in the rooms where public can have access while moulded timber sills are found in private offices such as Magistrates' Offices.

Public Lobbies

In the public entrance lobby on ground floor and public lobby on first floor, terrazzo floor tiles are laid in a jumbled pattern of light and dark grey colours. The wall surface is finished with terrazzo tiles in beige colour up to dado level and white emulsion paint is applied above dado level. Along the grand T-shaped staircase and around the void at first floor lobby, metal balustrade with abstracted pattern painted in black and profiled solid timber handrails are installed. The steps and curb of the grand staircase are laid with mosaic tiles in beige colour and nosing tiles in brown colour.



Fig 2.8 : Public entrance lobby on ground floor

Courtrooms

There are two courtrooms on the first floor sharing similar design and using the same finishes. Timber is widely used in the courtroom interior, including flooring, wall finishes, raised platform and fixed furniture. Walls are finished with timber panels up to the height of door head and white emulsion paint above. A full height timber panel is located at the back of the judge's bench as the backdrop. It should have housed the Coat of Arms of Hong Kong (1959-1997) and the regional emblem of HKSAR after 1997.

The layout of the two court rooms are designed with separated zones and access for different users. The raised judge benches are east facing to public while public seating are west facing. The defendant's docks are located at the centre of the side to face both the public and the judge. The public seating areas are basically in stepping arrangement with a row of hardwood bench on each step. The judge and clerk area, the defendant area and the public area are accessed by separate circulation namely the magistrate's corridor connecting the magistrate's chambers, the defendant's staircase connecting the cells on ground floor and the central public lobby respectively.



Fig 2.9 : The interior of the larger courtroom with south facing windows

The larger courtroom on the south side has seven bays of tall windows facing south. Seven bays of acoustic panels laid in running pattern and framed with timber architraves on the opposite wall mirror the window pattern. The ceiling is divided into three coved ceilings with acoustic infill panels and bulkheads on both long sides. The bulkhead along the solid wall houses air ducts and air diffusers. Dummy bulkhead along the window wall is used to achieve a symmetrical ceiling design. Suspended ceiling light fixtures are used.

The interior design of the smaller courtroom is similar to the larger court room. One of the more obvious differences is the grid pattern of square acoustic wall panels. The detailing of carpentry in the smaller courtroom is found to be probably original details. These include skirting, wall panels, built-in fixtures and furniture. On the contrary, the timber finishes and furniture inside the larger courtroom has been modified with awkward detailing. This is probably caused by filming taken place previously in this larger courtroom.

Apart from the two normal court rooms, a Juvenile Court was located to the south end of building on ground floor. The small court room was accessed by a separate side entrance on the south elevation though an internal corridor. However, the court was later converted to office spaces. The entrance was blocked but the granite architrave remains.

Magistrates' Offices

There are two identical Magistrate's Offices on the first floor sharing a common toilet with a shower in between, which is the original layout. Two large steel casement window openings are located on two opposite walls of the room, one facing internal light well and one facing open verandah, promoting cross ventilation. There is teak parquet flooring underneath the carpet. No other decoration is found in the rooms.

Shroff Office

Located north to the public entrance lobby at the ground floor, the shroff office is fitted with full width wooden counter supported by metal frames across the length of the room used for collection of money. For security reason, metal fence with vertical bars above countertop is installed. This secured counter separated the area from the public waiting space. Wall surface is painted in naval blue up to dado level and white above. Ceiling is also painted in white. Vinyl floor tiles in different grey colours were laid in checkerboard pattern. There is no evidence to prove these are original finishes and colours. However, the layout of the room, including the location of the entrance and exit doors, remains authentic according to original plans. A police office with a counter was originally located west of the public waiting space but is now replaced with a full height wall. Overall, the shroffs had retained its original use since it was built until its closure in 2002.



Fig 2.10 : The counter and metal grille in the shroff office at ground floor

Cells

There are four identical cells located at the ground floor. They are connected to the defendant's dock inside the courtrooms on the first floor via a common corridor and two staircases with mirrored layout dedicated for defendants.

Each cell is fitted on its short side facing corridor with a gate on a full-height metal fence. The U-shaped bench along the other sides of the room together with walls are finished in terrazzo and floor is finished in plain screeding. Except beams below the ceiling and the ceiling soffit are painted in white, the layout and finishes of the cells are probably original design.



Fig 2.11 : The interior of the cell at ground floor

Additional courtroom on ground floor

An additional courtroom for district court was added after 1980 on the ground floor due to the increasing demand of judiciary services. It occupies part of the original entrance lobby. The design of the addition and alteration works was carried out by Architectural Office, Public Works Department. The works included a new courtroom on ground floor to the south side of public entrance lobby, re-provision of affected pantry at the north side of the grand staircase and a new clerk room west to the public side of the shroff office (original police counter).

Two layers of vinyl tiles are laid on top of original terrazzo floor tiles in the additional courtroom. Wall surfaces are clad with acoustic wall panels and ceiling soffit is painted in white. An air duct with diffusers is concealed in a ceiling bulkhead. The interior is in very poor condition and all timber furniture inside the courtroom is removed. Apart from the function as a courtroom, there is no significant finishes or materials found in this courtroom, except the covered terrazzo floor of the original lobby. There are probably terrazzo wall tiles of the original lobby hidden behind the current acoustic panel finish, subject to further open up investigation.



Fig 2.12 : Later addition of a courtroom on ground floor

Pantry

The pantry is located at ground floor next to the grand staircase. As mentioned, it was a later addition. It was constructed of timber and brick wall (not up to ceiling soffit) as a freestanding pantry with its own wood joist ceiling. Above a straight timber bench with laminate a countertop, there is timber frame above the countertop with upper glazed panels and openings between glazed panels and countertop. The wooden finishes are teak. Again, this later added pantry has taken up space of the public lobby and obstructed the original symmetrical design of the lobby.



Fig 2.13 : The later added pantry

2.2.2 Annex Court Building

The Annex Court Building is a one-storey building in reinforced concrete load bearing wall and beam construction. There is an enclosed corridor linking the defendant entrance to the cells located at the Former Fanling Magistracy.

Its exterior is in form of a rectangular box featured with circular shaped windows in two different sizes. The exterior walls are plastered and painted in white. The doorways are rectangular in shape. The two courtrooms are finished with timber veneer wall panels and equipped with wood furniture including seating for public, docks for defendants and judge's bench.



Fig 2.14 : Exterior of the Annex Court Building

2.2.3 Duty Lawyers' Office

As a temporary office accommodation for duty lawyer, it was designed and built in 1997 as a utilitarian structure with simple layout and affordable materials.

It is a one-storey building with a pitched roof. The load bearing walls are made of bricks. The roof assembly is constructed of mainly galvanized mild steel, comprising fink truss, purlins and corrugated steel sheet as roofing. Aluminium windows and doors are used. All aluminium windows are standard design and size. Both external and internal wall are plastered and applied with paint.

There are five interview rooms of the same size, a store room and a reception area.

3 History of the Site

3.1 A General Account to the Development of Fanling District

Fanling is located in the central of southern part of the Northern District of Hong Kong. It is connected to Sha Tau Kok to its east, to Sheung Shui to its north and west and to Tai Po to its south.



Former Fanling Magistracy

Fig 3.1 : Bird's view of Fanling district, 1964 (Source: Hong Kong in Old Times, A Collection of Aerial Photos Taken in 1964, Survey and Mapping Office, Lands Department, published 2007)

According to the local elderlies, the name of Fanling came from a sandy and creamy coloured soil found on the hills in the area. It is believed that it was originally called Fan Pik Lan (粉壁嶺), which means a hill with sandy slope in Chinese and was later renamed as "Fan Lan".

Since the Sung Dynasty, there were records of human settlement within the region. It is believed, according to available record, that the Tang clan was the earliest clan to settle in Lung Yeuk Tau (龍躍頭) of Fanling in around late Sung and early Yuen Dynasty. Other than Tangs, Pangs, Lius and Hau were other earliest clans to settle there. They had well established settlements such as the famous five Wais and six Villages (五圍六村) at Lung Yuek Tau by Tangs, and Fanling Wai and Fanling Lau by Pangs.

From 1661 to 1669, the Qing imperial court issued an Evacuation Edict (遷界令), which ordered the coastal population to move 50 Chinese miles inland. All coastal villages and farmlands were abandoned during that period.

After the lifting of the evacuation order, Hakka people began to migrate to San On County areas, as they were permitted by the imperial court officials to occupy those abandoned or vacant farmlands. Many Hakka villages were established in the New Territories since then.

In the reign of Kaxing of the Qing Dynasty, the Liu, Pang and Tang clans established the Shek Wu Hui Market (石湖墟) in nearby Sheung Shui to enhance the local commercial trading. The market day or “Hui” was held on the 1st, 4th and 7th day of every lunar month. The market in Fanling, namely Luen Wo Market (聯和墟), was established in 1951 to provide an additional market place for local agricultural product markets. This market was the biggest public market established in NT after war.

In 1898, the New Territories was leased to the British for 99 years. The Hong Kong Section of the Kowloon-Canton Railway was commenced into operation in 1910. Due to the close proximity to Fanling Railway station, Luen Wo Market was prosperous and soon developed as a market town.

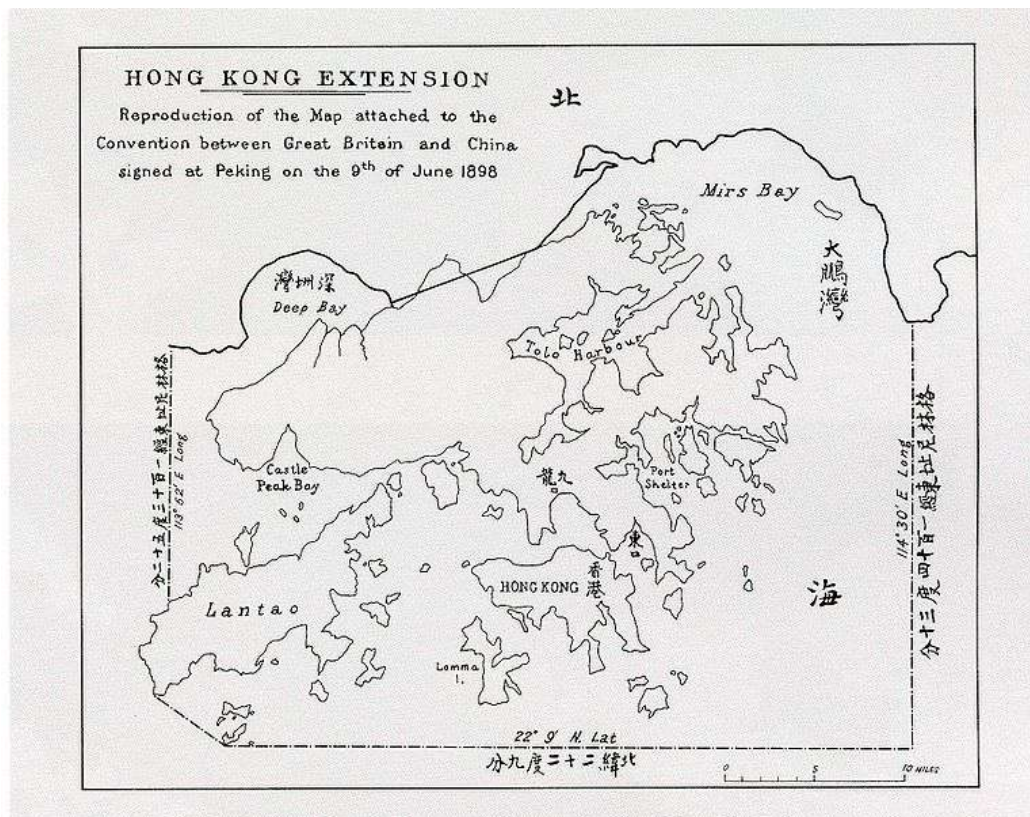


Fig 3.2 : Map of Hong Kong showing boundary after the extension of New Territories into Hong Kong Territory, 1898 (Source: Map of Hong Kong in the Convention for the Extension of Hong Kong Territory, 1898)

Due to its central location of the district, Fanling has been seen as an important traffic hub between the nearby districts and the Mainland China. In 1910, Fanling Station was established for the newly constructed Kowloon-Canton Railway. A branch line connecting the northeast Sha Tau Kok was in service in 1912. In 1927, Sha Tau Kok Road was built to facilitate the internal transportation between Fanling and Sha Tau Kok. The railway branch line from Fanling to Sha Tau Kok

subsequently ceased operation in 1928.

From the late 1970s, Fanling was one of the districts yearmarked for new towns development to facilitate the growing population in Hong Kong.

3.2 Early Judiciary Development of the New Territories (NT) in the Early 20th Century

Before the NT was leased to the colonial government of Hong Kong in 1898, local tribunals between individual villages and inter-village disputes were mostly resolved by local village elders or the Chinese imperial magistrate at Nan Tou (南頭) in Guangdong Province.

After the NT came under the control of the colonial government in 1899, an administrative centre known as the District Office was established in Tai Po (the Old District Office North, now declared monument) to help government to maintain the administrative power and to control over the newly acquired district. Due to its remoteness and inconvenience toward the central government, the colonial government designed to extend its police power towards various districts within the NT to maintain order and peace and discharged the governing duties to the Assistant Police Superintendent (APS) who acted as the Magistracy for local court cases (but mostly minor cases). However, local disputes mainly relied on arbitration by local village elders still.

In 1899, Mr. Hallifax was appointed as the first Police Magistrate and Mr. Messer as the first Assistant Land Officer to help land registration works and to help resolving land disputes in later days.

In 1907 and 1910, the positions of assistant police superintendent and the assistant land officer became District Officer (DO) and Assistant District Officer (ADO) (further divided in North and South ADO). The DO and ADO (South) had empowered to hold a civil court to try small debt cases in the NT involving sums not exceeding \$200. The ADO (South) was also later appointed as Police Court Magistrate to help handling the court case for the NT.

As a result of the above-mentioned arrangement, the power of DO and ADO in the NT held the biggest administrative and judiciary power to govern the NT districts before 1961.

3.3 The Growth of District Offices and DO to Act as Magistrate

Acting as the important linkage between the colonial government and local inhabitants, the DO and ADO were involved in every aspect of governing activities, including holding land disputes, small debt courts, personal dispute resolutions, and arbitration of villages including family and matrimonial cases. They controlled the utilization and granting of Crown land, permitted for temporary structures and squatters, registered document and deeds for private lands, handled NT building plans (starting from 1955), stamp duties assessment and collection, licences approval and controlled the funding for improvement works to the NT districts.

The post war rapid population growth due to the immigrants from the Mainland China in the late 1940s and 1950s caused pressure to the governing duties to the District Officers in the NT districts. Shortly after the war, the administrative districts in the NT had gradually increased from two (the North and South Districts) to five administrative regions, namely Yuen Long (Northwest region), Tai

Po (Northeast), Tsuen Wan (include Tsuen Wan Town, Tsing Yi and Ma Wan and northeast Lantau), Islands (islands south and west of Hong Kong Island) and Sai Kung (south of Sai Kung and islands). Each of the districts was administrated by one DO. Within the five districts, only Yuen Long and Tai Po provided with courts for a Magistrate to shift and act as the judicial officer to hold magistrate court. The court of Yuen Long was situated in Ping Shan Land Survey Camp (now Grade 2 historic building) while the court of Tai Po was situated in the Old District Office North (now declared monument). However, it was in fact the DO who acted as the Magistrate but there was no permanent premise specially established for the court use.

3.4 Law Court System in Urban Areas and Power Shift from District Officer to District Court in NT

Hong Kong, as a previous colony of the Great Britain, had inherited the judicial system from Britain. In the post-war period, the law court system of Hong Kong consisted of, from the top hierarchy, the Full Court (established in 1960), the Supreme Court, the District Court, the Magistrate's Court, the Tenancy Tribunal and the Marine Court. While the court from upper hierarchy would hear appeal arose from the lower court. The final appeal would then go to the Judicial Committee of the Privy Council in London. This law court system had been well established and applied to the urban area of the colony since early colonial era in the mid 19th century.



Fig 3.3 : The Old Supreme Court Building built in 1912. (Source: Hong Kong History of Museum)

Within the entire law court system, there was only one Full Court and one Supreme Court to hear and determine criminal and civil cases with claims above \$5000 or with a jury, and to deliver convicts to jail. The Old Supreme Court Building was situated in Statue Square of Central (Its exterior is now a declared monument).

The District Court and its judges had higher jurisdiction power than the Magistrate. They had a restricted criminal and civil jurisdiction and also an appellate jurisdiction in Stamp Appeals, Rating Appeals and Appeals from the Tenancy Tribunal. However, the trial did not have a jury and the judgement was done by the judge alone.

Until 1959, there were totally five district courts (3 on Hong Kong Island and 2 in Kowloon) and twelve magistrate's courts (5 on Hong Kong Island, 6 (inclusive of 1 evening court) in Kowloon and 1 in the NT (DO as magistrate).

To suit the rapid population and town growth of the NT, the New Territories (Amendment) Ordinance, 1961 was enacted on 8th September, 1961 to extend the civil power of the Supreme Court and the District Court towards the NT. And the judicial power that had been discharged to DO and ADO was then transferred to the District Court. And due to the change of the judicial power, a court building, therefore, was necessary to cater for the new change.

3.5 The Establishment of New Magistracy Buildings in the Late 1950s and 1960s

Since 1950s, Hong Kong had undergone changes in social and economic structure. Rapid increase in population, development of heavily populated new towns and industrial towns arouse the needs of additional magistracy courts to deal with rising need of businesses. In the mid 1950s, the judiciary had undergone review to assess the addition of courtrooms for the rising trend of local population.

The review had acquired international standard on the requirement of courts according to head count of population. Under international requirements, the number of courts required should be correspondent to the local population in the following ratio:

Population range	Magistracy Court No.
50,000 – 500,000	2
500,000 – 1,000,000	4
1,000,000 to 1,500,000	6

The review had recommended that new magistracy buildings should be built in the following district in high priority for the potential rising need of population and court business in order to balance workload from existing magistracies:

1. Causeway Bay (Wanchai, Causeway Bay, Wong Nai Chung and Tai Hang): 4 courts
2. North Kowloon District (Cheung Sha Wan, Shek Kip Mei and Mong Kok): 5 courts
3. Western District(Kennedy Town, Sai Ying Pun, Mid-Levels One, Pokfulam): 3 courts
4. NT: 2 courts

Soon afterwards, the construction of these four law courts was formally initiated by the New Building Scheme proposed by the Colonial Government in 1957. The design of all the courts was outsourced to a local private architectural practice Messrs. Palmer & Turner.

3.6 The Establishment of the First Magistracy Building in the NT in 1961

The design of the 4 courts had bear similar architectural style in Stripped Classicism. This architectural style is popular in mid 20th century among civil buildings with structural framework and proportion to follow the neo-classical order but to eliminate excessive decorative features and moulding. The external facing were mainly decorated with plain full height giant pillars separated by storey high steel windows. The exterior was either cladded with dressed granite tiles or with white stucco to mimic granite pattern.

The new magistracy building in the NT to house the two required courts was located in the subject site. The land was mostly situated on Crown land except three pieces of private fields that had to resume in 1958.

The new court design was started in 1958 and its construction started in 1960.

The new court site was assigned to the subject site due to the following reasons:

1. Convenience transport - walkable distance from Fanling Station of Kowloon-Canton Railway and able to access by Sha Tau Kok Road and Jockey Club Road by vehicles
2. Fanling, being close to the border between Hong Kong and China, was the suitable for handling business relating to revenue matters
3. It was an international standard to locate the magistracy building close to police stations, revenue stations and other relevant civic buildings to shorten transportation of criminal (sites around the Jockey Club Road round-about had been dedicated for the use of revenue station and police station)



**Causeway Bay Magistracy Building
(Demolished)**

Completion : 1960

Storey: 11

Accommodations: 4 Court Rooms and Juvenile Court, include offices of other government departments

Use: Demolished and redeveloped into Park Towers in 1989



**North Kowloon Magistracy Building, Tai Po Road
(Grade 2 Historic Building)**

Completion: 1960

Storey: 7

Accommodations: 5 Court Rooms and Juvenile Court, include offices of other government departments

Use: Close in 2005, adaptive reuse in 2009 as SCAD Hong Kong under Government's Revitalisation Scheme)



**New Territories Magistracy Building, Fanling Cross Road (now Sha Tau Kok Road)
(Grade 3 Historic Building)**

Completion: 1961

Storey: 2

Accommodations: 2 Court Rooms and Juvenile Court

Use: Close and relocated in 2002, chosen under Government's Revitalisation Scheme in 2010)

Fig 3.4, 3.5 (4 May 1961), Fig 3.6 (30 Nov 1963) (top down) : Example of The Magistracy buildings completed between 1960-61 initiated in 1957 New Building Scheme designed by local private architectural practice Messrs. Palmer & Turner. (Source: Government Information Services)

According to historical documents, the court building was designed to house two court rooms with one serving as the District Court. An additional Juvenile Court was provided. The building also contained cells for holding the criminal defendant with loading areas on its ground floors on the south elevation and was guarded by full height grille bar. The main entrance was located at the centre of the main elevation. The entrance level was slightly raised and accessed by five numbers of granite steps. The building was originally named as “New Territories Magistracy” with its letter and Chinese character in metal fixed on the architrave of the main entrance door. The name “Fanling District Court” with its letter and Chinese characters were fixed under the projected canopy at the centre.

Internally, the lobby was located at the centre of the building and was connected to the first floor through a central T-shaped central staircase with ornamental railing. The lobby was decorated with dark gray terrazzo floor tiles and beige terrazzo tiles on wall dado. In the other areas, mosaic tiles were used for the staircases while court rooms and private offices were finished with teak parquet floors. In order to facilitate the special need of the court purpose, separate circulation has been designed for public, judges and criminals. A covered garage was designed for car-parking spaces for the Magistrates next to the entrance of Magistrate staircase on its north.

A metal post was erected on the top of the building and in the past the British flag was highly hang in old days.

The construction was completed in 1961 and consisted of the NT Magistracy Main Building, two staff quarters buildings on its southwest (outside site boundary of the subject site), a round-about on its south and granite base boundary fencing with ornamental railings on top surrounding the site facing to the road with two entrances on each side flanked with two granite posts.

The building was officially opened by Chief Justice on 2nd September 1961. Since the opening of the new court, court cases from Yuen Long and Tai Po were transferred to this NT Magistracy Building. In order to smoothen the operation of the new NT Magistracy, it had been starting earlier in July in a temporary house in Tsuen Wan.

3.7 The Operation and Extension of the New Territories Magistracy in the 1960s to 2000s

When the NT Magistracy was opened in 1961, the 2-court building design was designed to cater for the estimated population in 1960 (the population of the NT according to 1961 Census was 456,404). After its commencement of operation together with the new North Kowloon Magistracy (operated in 1960), the court cases for these two court buildings had increased by 111.2% in the period of 1961-62 when compared with the figure for 1960-61. The rate of increase was fast when compared with the figure for Hong Kong Island (only 28% increase). This led to the inadequacy of court room supply to the existing magistracy buildings.

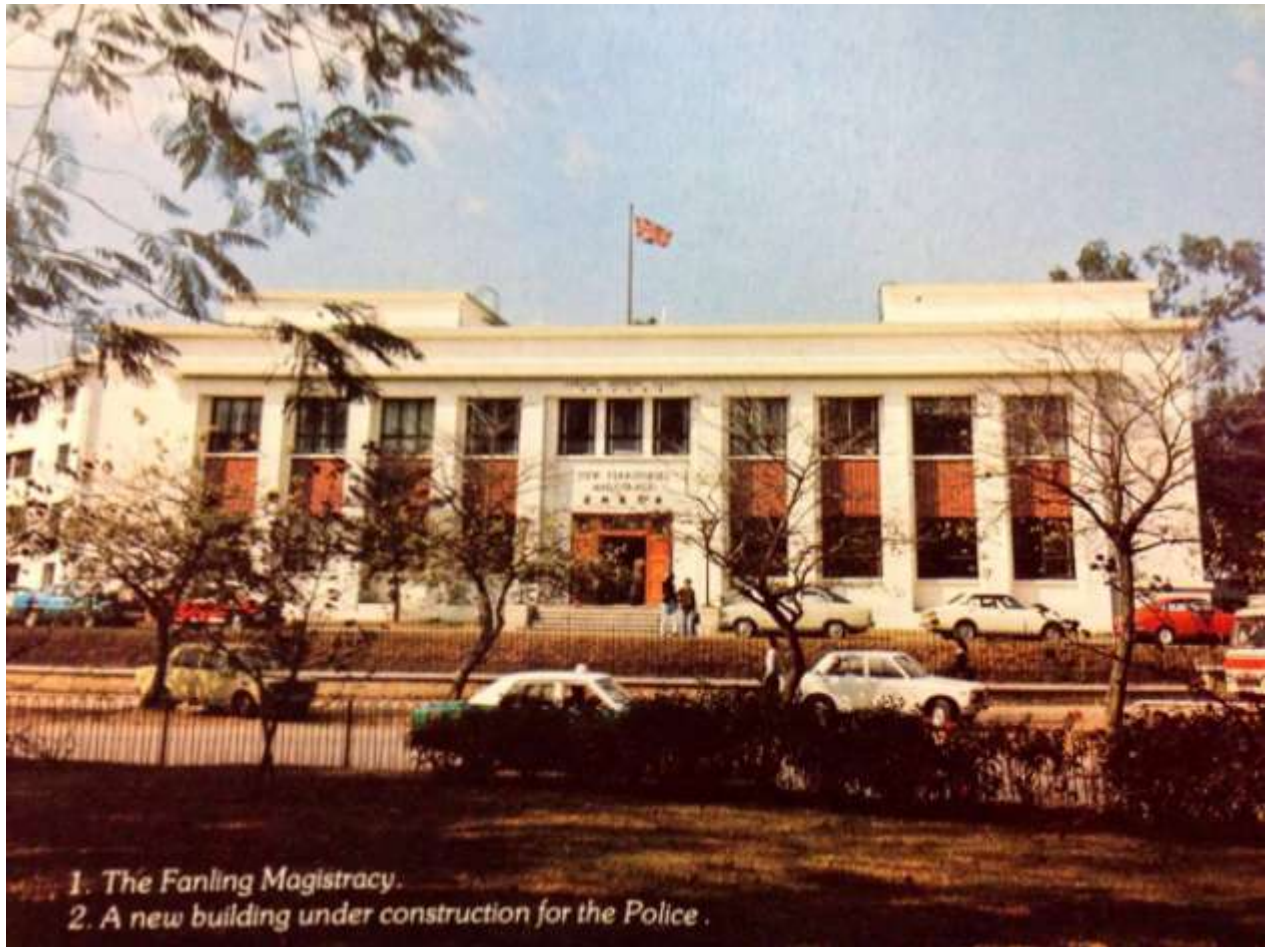


Fig 3.7 : The New Territories Magistracy in 1978. The metal character of building name “New Territories Magistracy” and “Fanling District Court” are visible from the photo (Source: New Town Development: North District, Planning Department, 1980)

The judiciary again started to plan for new court buildings according to new population forecast to different districts in 1965. Assessment showed that there were needs to erect new magistracy buildings.

Although it was forecasted that the NT Magistracy was adequate to cater for the future population growth in the district until the early 1980s, the Magistracy had to expand to respond to the fast growing North District.

From the beginning of its operation in 1961 until its closure in 2002, the main building did not undergo any major alteration according to the available government records. The most major alteration noticed was an addition of a new district court room on G/F in 1980. The new addition included a court room (given by enclosing the south bay of G/F lobby) and a new pantry to the north bay of the lobby. This had altered the original symmetrical order of the internal lobby.



Fig 3.8 : Opening of New Fanling District Court in G/F on 18 November 1980 by Chief Justice, Sir Denys Roberto (left), District Judges of Fanling, Mr. Henry Daniell (front middle) and Architect, Mrs Davina Yuen (right). The original grey terrazzo floor tile finish and beige terrazzo tile on staircase wall visible. (Source: Government Information Services)

The most prominent additions were the erection of buildings in the site surrounding the Main Building, including the Annex Court Building to its northwest (shown in 1980 survey map), Duty Lawyer's Office Block in 1997 to the west of the Main Building.

After the erection of new court buildings in Tsuen Wan, Shatin and Tuen Mun in the 1980s, the court started to serve only the Magistrates (but not District Court) for the North District. In the 1990s, the building was renamed Fanling Magistracy.

Due to its inadequate and aging facilities to meet the modern law court requirements, such as the lack of public witness rooms, public consultation rooms, separate facilities for lawyers, barrier-free facilities and public waiting area, etc., a new court building was design to cater for modern standard uses. The New Fanling Law Court Building was completed and operated in 2002 while the magistrates' services in the subject site were relocated to this new building in the same year.

3.8 Original Layout & Change in FFM

The Main Building was designed in stripped classical style adopting law court design standard in the 1960s. It housed 2 court rooms, 1 juvenile court, shroffs, and offices for magistrates, counsellors, officers and police. Circulation was designed to give separated assess for magistrates, defendants, public (including press) and the juvenile court.

According to the available past record drawings from Public Records Office, the initial design of the

internal spaces in 1961 can be summarised as follow:

The building was generally rectangular in plan with a central light well opened to its roof to enhance internal air circulation and illumination.

On G/F, a central lobby (later partly altered to give more rooms in 1980) decorated with grey floor tiles and beige colour dado terrazzo tiles (still remain) located to the east of the floor, connecting the main entrance. A T-shaped grand staircase with ornamental balustrade and timber handrail (still remain) connected the lobby to 1/F.

E&M rooms (still remain) and the magistrates' garage (still remains) are located to the north of G/F. A staircase with separate entrance was located next to this garage for magistrates' access to 1/F remain. The staircase was decorated with ornamental metal balustrade and mosaic floor tiles (still remain). A shroff located to the north of the central lobby was used for fines collections. The shroff was fitted with both grilled service counter (still remains) and a police counter (now replaced by a block wall) for security reason. Besides, a built-in safe (still remains) and a separate lavatory (still remains) were provided inside the Shroff.

To the south of G/F was a garage for defendants. The area was secured by a full height double swing gate (still remains). Along the corridor from the garage at G/F leading to the defendant holding area and the juvenile court, there were three other security gates (still remain).

The juvenile court (altered after the mid 1980s) to the south of G/F was designed as a separate court's space. Under the international law court practice, juvenile courts should provide adequate shield and protection of juvenile and its parents from negative criminal influences. Their access should be separated (both juvenile defendants and its parents) and restricted from general public and press to safeguard juvenile defendants from adverse publicity. (Source: Dr. Patricia Gray. *Inside the Hong Kong Juvenile Court: The Decision-making Process in Action*, Department of Social Work and Social Administration, HKU, Nov 1994) The juvenile court of FFM had two separated entrances, one to its west (security gate, still remains) connecting the defendants garage and one on the south elevation (door surround and re-bay walls still remain but doorway has been blocked) for restricted access. Internally, the area had separate sex custodies, lavatories and lobby (altered). There were also to the west of G/F, offices for probation officers and welfare officers for post-guilty advisory services (altered).

The defendants' holding area to the west of G/F contained 4 cells secured with full height gates. Each cell was fit with concrete benches affixed on surrounding walls (still remain). The cells were ventilated by grilled air hole on high level. To the north and south of these cells, there were two staircases connecting the No. 2 and No. 1 Court Rooms on 1/F respectively (all remain). The staircase was decorated with white ceramic dado tiles, metal balustrade and timber handrail. The defendant's holding area had its own lavatories (still remain) and police guard room (internal layout altered).

The No. 1 (still remains with some alterations due to past filming) and No. 2 Court Rooms (still remains, layout more or less the same as original layout plan) were located to the south and north of 1/F respectively. To the west side of 1/F stood a north-south running magistrate's verandah (still remains) connecting the magistrates' staircase and the two magistrate's chambers (still remain).

Both two courts and the chambers were finished with teak parquet floors (all remain but those in chambers are covered by carpets). In order to provide comfort working environment for the magistrates, each chamber was fit with an air cooling unit affixed on the floor (now removed but vent duct openings still remain).

The rooms to the east were used as offices (internal layout altered, counter moved forward to the west and two grilled counter openings added). A central lobby (still remain) with a design the same as G/F connected the two court rooms and the offices.

The roof contained a plant room where air handling unit and cooling tower were situated (still remain). The roof was accessed through the magistrate's staircase.

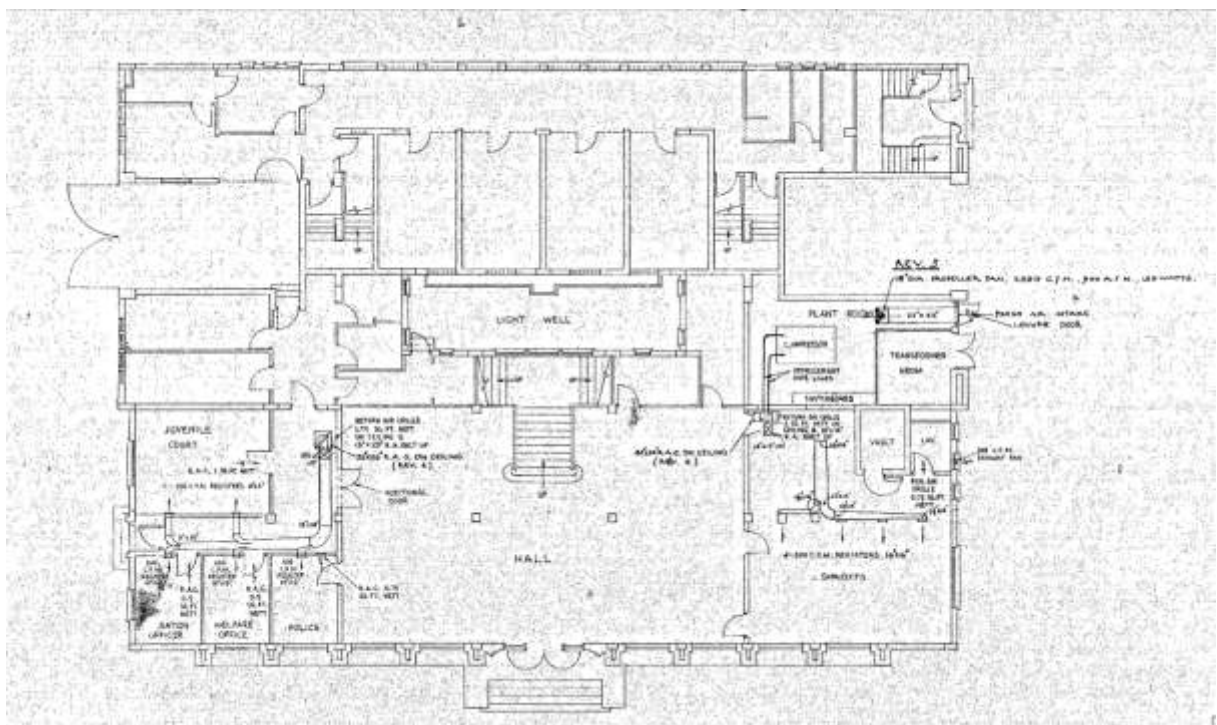


Fig. 3.9 : Ground Floor Plan with BS installation (1959)

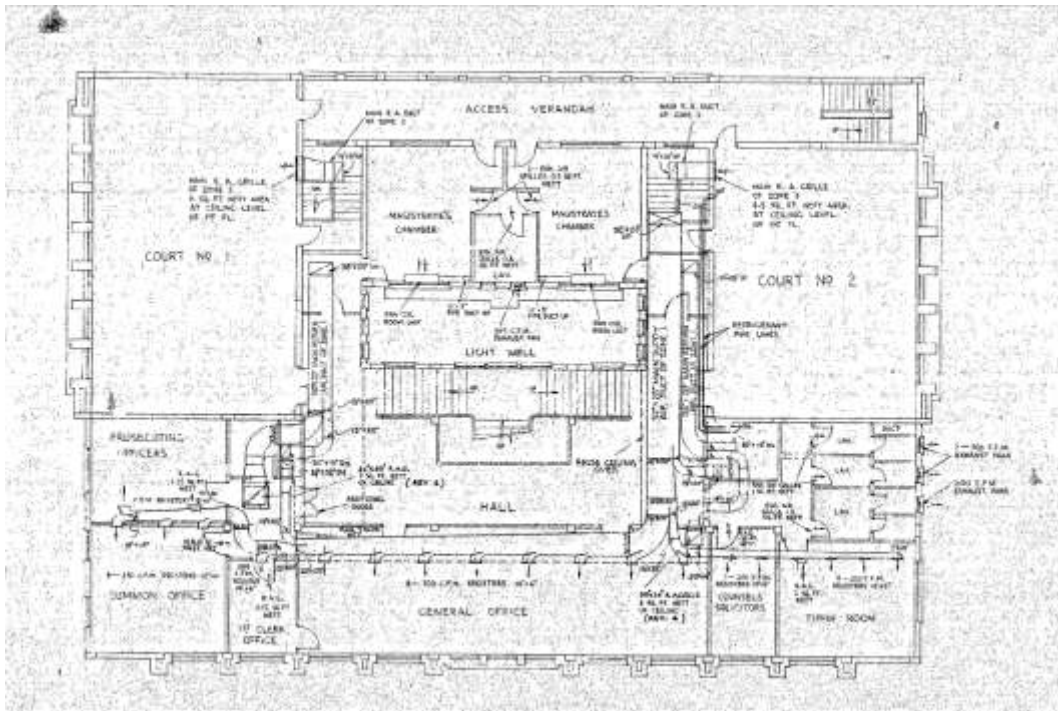


Fig. 3.10: First Floor Plan with BS installation (1959)

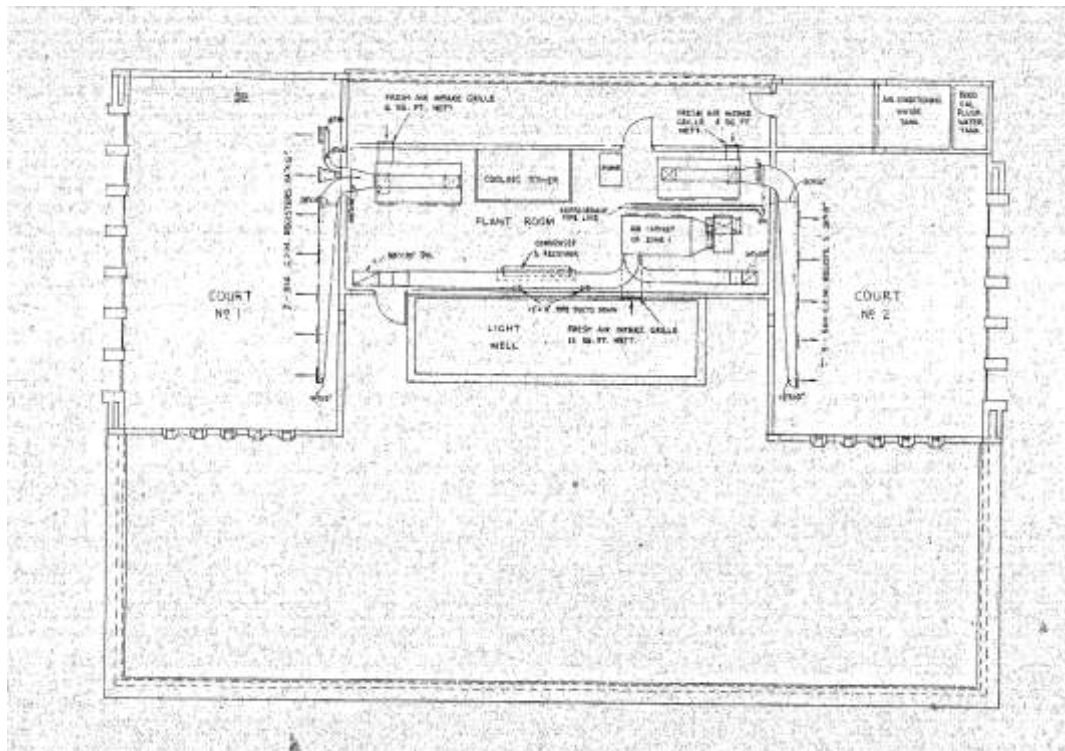


Fig. 3.11: Roof Floor Plan with BS installation (1959)

Fig. 3.9 – Fig. 3.11 (Source: Public Records Office)

3.9 After Closure in 2002

After its closure in 2002, the building was occasionally rented out for filmmaking. Numerous filming were made there for various famous local films: 1. *Infernal Affairs II* (2003 directed by Andrew Lau and Alan Mak) acted as West Kowloon Police Station; *SPL* (2005 directed by Wilson Yip) acted as Western District Police Station and *Written By* (2009 directed by Wai Ka-fai) acted as house of famous actor Lau Ching Wun.



Fig 3.12 : Scene of No. 1 Court Room used in the guise of Kowloon West Police Station in the film *Infernal Affairs II* in 2003. Except the full height wooden panel is covered with white board. The dock was temporary removed for film showing (pointed) (Photo adopted from World Film Locations: Hong Kong)

Chronology of Former Fanling Magistracy

(Words in Blue: Events happened to FFM, words in Black: Events related to FFM)

1898	NT was leased to Britain as an extension of Hong Kong for 99 years
1899	First Police Magistracy and Assistant Police Officer in NT were appointed
1907	The Assistant Police Superintendent and assistant land officer were appointed as District Officer and Assistant District Officer
1910	DO and Assistant District Officer (South) were empowered to hold a civil court for small debt cases. ADO (South) was later appointed as Police Court Magistrate to help handle court case for NT. DO and ADO started to hold the highest administrative and governing power of the NT district
1941-45	2 nd World War
1957	Due to rapid population and economic change, new magistracy courts were proposed to be constructed under the New Building Scheme by the colonial government.
1958	Site for FFM was confirmed. Land resumption was completed in the same year. Design of FFM building by P&T was started.
1960	Completion of North Kowloon and Causeway Bay Magistracy. Construction of FFM was started.
1961	July: The New Territories Magistracy began operation in temporary premises in Tsuen Wan 2 Sept: The FFM and staff quarters were completed and opened by Chief Justice 8 Sept: The New Territories (Amendment) Ordinance, 1961 enacted. Power of judiciary extended to NT area. Judicial power of DO and ADO was transferred to District Court and Magistracy Court
1965	Western Magistracy designed by P&T was completed. Review of new magistracy buildings was started and proposed expansion plan was issued.
1980	Addition of new district court in G/F in Nov. Erection of temporary office for North District Office to the north of FFM.
1983	New Annex Court Building was erected to the north of FFM
1997	Erection of New Duty Lawyer's Office
2002	Completion of New Fanling District Court Building. Services were transferred to the new building. FFM was closed and rent for occasional filming
2012	FFM was selected by HKSAR Government 's Development Bureau for Revitalising Historic Building Through Partnership Scheme

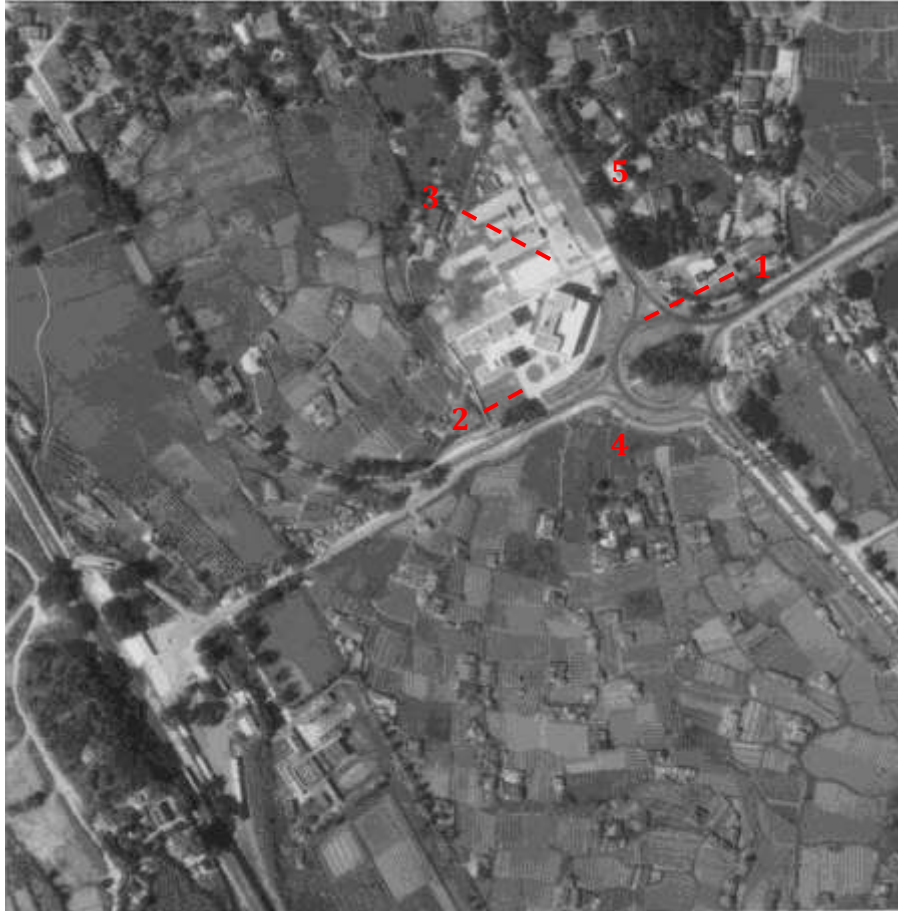


Fig 3.13 : Aerial Photo in 1961 showing the D.D 51 include (1) Former Fanling Magistracy; (2) Staff Quarter Blocks; (3) Survey Camp; (4) Fanling Cross Road (now Sha Tau Kok Road) and Round-about & (5) Jockey Club Road (Source: Lands Department)

4 SIGNIFICANCE

4.1 Statement of Significance

Cultural significance is a concept that helps in determining the value of a historic place for society at large and specific groups within the society. Places that are likely to be of significance are those which provide an understanding of the past, or enrich the present and which would be of value to future generations.

Cultural heritage value encompasses all the values or meanings that a place may have to people beyond its functional values. These values refer to historical, architectural or aesthetic, social or other relevant values for past or present generations, and also include its likely values to future generations.

The definitions and explanation of cultural heritage value applied in this report refer to the Burra Charter (1999). The overall heritage values of the Former Fanling Magistracy have been summarized in the Statement of Significance below:

The Former Fanling Magistracy built in 1961 is a cultural landmark symbolising law and order development in the NT. The building constructed in Stripped Classicism was a popular and common architectural expression among civic building in mid 20th century. Throughout its 40 years of operation, the building both externally and internally did not undergo any significant alterations. Overall, its external façade is largely kept and its internal spatial arrangement are generally maintained and kept to enhance the building authenticity.

4.2 Historical – High

The FFM building is historically significant because it symbolises the judicial development in the New Territories. Before its erection, the judicial power was discharged towards the District Officer who also served as the Police Magistracy.

Through its establishment, it gathered the discharged judicial power and scattered court services in the NT into a single building. The building, which was the first magistracy building erected in the NT, is undoubtedly a historically significant landmark to witness the law system development of Hong Kong in post-war period.

4.3 Contextual – Moderate

Site Context

Though there is no historically and architecturally significant built-structure located next to the subject site, the adjoining civic buildings constitute a significant GIC zone to symbolise the civic and administrative centre of the district.

The land use of the adjoining lands surrounding the round about has been dedicated for government and administrative use since the 1950s. After the operation of Fanling Cross Road, the

adjoining lands were subsequently dedicated to different departmental uses including the revenue station (the early 1950s), the Former Fanling Magistracy (1961), the police station and the fire station (the 1970s). Also, behind the subject site, the Fanling Government Office and New Fanling District Court Building were erected.

Building Disposition

Due to its site context, the disposition of Former Fanling Magistracy is unique amongst other existing former magistrates' courts in Hong Kong. Instead of sitting parallel to roads, it orients diagonally to Jockey Club Road and Sha Tau Kok Road – Lung Yeuk Tau with the front elevation facing east towards the roundabout.

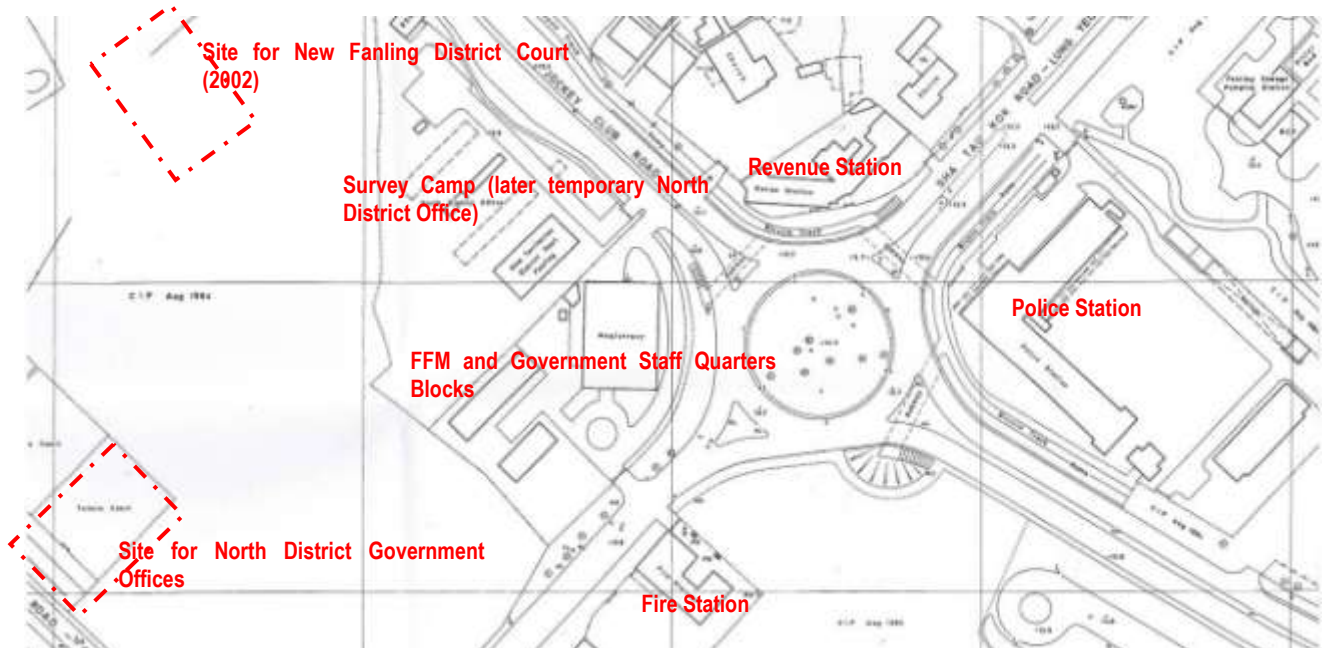


Fig 4.1 & 4.2 (top down) : Survey map in 1962 (up) and 1980 (below) at the round-about region showing the development within 20 years (Source: Lands Department)

Heritage Context – Historic Magistracies

The Former Fanling Magistracy is one of the five historic former Magistrates' Courts existing in Hong Kong. (They are the Former Central Magistracy (Declared Monument), the Former South Kowloon Magistracy (Grade 1), the Former North Kowloon Magistracy (Grade 2, now SCAD Hong Kong), the Former Western Magistracy (Grade 2) and the Former Fanling Magistracy (Grade 3).)

Fig 4.3 to 4.7 (top down) : Existing Historic Magistracy Buildings in Hong Kong



Former Central Magistracy (1847 – 1979)
(Declared Monument)

Existing building was rebuilt in 1914



Old South Kowloon District Court (1936 – 1986)
(Grade 1 Historic Building)



Former North Kowloon Magistracy (1960 – 2005)
(Grade 2 Historic Building)



Former New Territories (Fanling) Magistracy (1961 – 2002)
(Grade 3 Historic Building)



Former Western Magistracy (1965 – 2003)
(Grade 2 Historic Building)

They forms a group to reflect the law court system development since the 19th century from Hong Kong Island, Kowloon Peninsula and then to the New Territories. Their architectural styles also show the evolution of the building design from neo-classical to simpler stripped classical.

Heritage Context – the 1960s Magistracies



Main Façade - Former Fanling Magistracy



Former North Kowloon
Magistracy



Causeway Bay
Magistracy (Demolished)



Former Western Magistracy

Fig 4.8 : P & T designed Magistracy Buildings with similar architectural language in 1960s

Source: Causeway Bay Magistracy (Hong Kong Collective Memory:
http://www.hkmemory.hk/collections/hkplaces/AllItems/images/201107/t20110722_42624.html)

During the late 1950s, the private architectural practice Messrs. Palmer & Turner designed a series of magistracy buildings, namely the Former Fanling Magistracy, the Former North Kowloon Magistracy, the Causeway Bay Magistracy (demolished) and the Former Western Magistracy). They share the similar architectural language and represent a collection of court buildings of the period. However, they are different in scale and form due to different site context and functional demand. They reflect the architectural design trend in the mid 20th century when Hong Kong was developing as a modern metropolitan - the Stripped Classical, which was a style popular in overseas, in particular the USA, for civic buildings. Among this group of buildings, except the demolished Causeway Bay Magistracy, the remaining three have been well preserved with high authenticity.

4.4 Architectural – Moderate

Architectural Style

Stripped classical style is adopted in the exterior treatment to commemorate the dignity of the Court. The façade design is emphasized on verticality and a sense of order through the composition of a simplified “giant order” and the repetition of tall and narrow windows.

Layout Design

The organization of this two-storey building follows the principle of “form follows function” associated with modern movement in architecture. High ceiling courtroom signifies the majesty of law and order and provides unobstructed view for all participants. There is a central light well of 12 metres by 3 metres bringing daylight into the central part of the building and promoting cross natural ventilation in the building. The intermediate landing of the grand staircase, magistrates’ chambers at first floor, cells at ground floor could able to receive fresh air through either the big steel windows/air holes.

Circulation Pattern

Being the key design consideration in the internal layout planning of a court building, separated circulation patterns for general public, the defendants and the magistrates are realized in the Former Fanling Magistracy. The T-shaped grand staircase at the centre of the building serves as a public access from the entrance hall at ground floor to the courtrooms at first floor. The stairway next to the magistrates’ carport at ground floor leads directly to magistrates’ chambers and benches inside two courtrooms at first floor. The cells at ground floor are connected to the docks in two courtrooms at first floor via two dedicated staircases for defendants.

Building Material

It is however worth mentioning that among the magistracies built in the same era, the choice of finishing materials of the Former Fanling Magistracy are comparatively more economical, e.g. the use of terrazzo tiles and mosaic in the main staircase and hall as well as less extensive use of granite cladding . Yet, it reflects the popular building materials of the era.

4.5 Social – Moderate

Looking from the social perspective, the Former Fanling Magistracy is a symbolic landmark in association with maintaining law and order in the NT. As located in a prominent spot, where other public buildings were established around the Jockey Club Road round-about, the Magistracy together with other civic buildings located at surrounding areas aggregate and form governing and administrative centre to maintain order, safety and commercial prosperity of the district.

As a popular filmmaking venue after the vacant of the magistracy in 2002, the movies taken in the site in the recent years have contributed a certain level of social value of the place.

5 CHARACTER DEFINING ELEMENTS (CDEs)

5.1 Area of Significance

5.1.1 Areas for Retention

The Former Fanling Magistracy is the most significant building amongst other extension buildings and ancillary buildings within the site. It is significant because it was the first magistracy in New Territories with carefully planned internal layout and disciplined elevation design using stripped classicism to convey the image of a court building. Other buildings were built in or after 1983 with less historical and architectural values (or even intrusive to the cultural significance). As such, the Former Fanling Magistracy should be retained. Its exterior appearance and general internal layout with interior features of the major spaces, such as entrance lobby and courtrooms, are the most important elements of the building that should be retained. Also, its context and setting are also essential in appreciation of the overall design of the building. These include:

- The orientation of the building and its unobstructed view towards the roundabout.
- Fence wall around the site
- Two vehicular entrance gates on Sha Tau Kok Road and Jockey Club Road and its internal driveway linking these two gates.

Its exterior appearance plays a key role in conveying the majestic nature of the building. This includes the stripped classical expression of columns and pilaster, symmetrical and ordered elevation design and massing design with high and low blocks. The open light well at the centre of the building and the open verandah at first floor facing west are also key environmental design features to promote natural lighting and ventilation. The elements on the exterior that should be retained include:

- All elevations in their entirety, including stucco wall finish with horizontal groove lines, expressed columns, pilasters, mouldings, string courses, eave overhang, corbels, spandrel in ceramic tiles, door surrounds and granite steps in front of entrances.
- Grand granite steps and lampposts in front of the main entrance.
- The steel casement windows and the entrance doors made of timber including main entrance, magistrate's entrance.
- The central light well and the open verandah on first floor facing west are important design features and should be retained.
- Flagpole on the roof.

In terms of internal layout and interior fitting out, the principle spaces and its interior finishes and fittings should be retained. If there are more than one such space, at least one specimen should be

retained for future interpretation and understanding the significance of the place. But, there is more flexibility in ancillary spaces.

The public route from entrance to the courtrooms should be retained. This includes the public entrance lobby on ground floor, the grand staircase and the public hall on first floor.

The route from magistrate's entrance to the judge bench in one of the courtrooms should be retained for future interpretation. This includes magistrate's staircase, verandah on first floor, one of the magistrate's office and one of the courtrooms.

The defendant's route from car port through controlled corridor to the cells and then via defendant's staircases to the dock inside courtrooms is significant in understanding the operation in a court building. These should be retained. At least one specimen of the cells, defendant's staircases and courtrooms should be kept for future interpretation.

Other than the above, some rooms with special features should be kept as well, such as shroff office and the safe.

In summary, the following spaces and their interior finishes and fitting out should be kept:

- One of the courtrooms (it is suggested to keep the smaller courtroom on first floor because it has more original finishes and fitting out left and it is recommended that salvaged materials from the larger courtroom should be used in repairs of the smaller courtroom. Proper record should also be maintained)
- T-shaped grand staircase
- Public entrance lobby on the ground floor and public hall on first floor
- Magistrate's staircase
- Verandah on the first floor
- One of the magistrate's offices
- Defendant's car port, the controlled corridor to the cells and its security gate
- Defendant's controlled corridor to the cells and its security gates to the dock
- One of the cells
- One of the defendant's staircases **and its security gates**
- Shroff office and safe

The new use of the building will inevitably require new plant rooms, ducts and trunking spaces. Subject to the structural appraisal of the existing building loading capacity, It is recommended to utilise the existing plant room on the roof and existing duct spaces before adding new ones. After

exhausting the existing spaces, additional equipment and ducting should be added in such a manner that it should not interfere with any character defining elements and it can be differentiated from the existing one.

The toilet provision may require more sanitary fittings, as the new use will induce different level of usage and demand. Toilets are recommended to locate at where the existing toilets are and the existing plumbing and drainage can be used instead of introducing new ones, which may affect the exterior appearance and the ground slab of the building.

5.1.2 Areas with Potential for Change

Apart from the Former Fanling Magistracy, a Grade 3 historic building, the other buildings on the site are less significant and have the most potential for change. They are Annex Court Building, Duty Lawyers' Office and two plant room buildings. Moreover, it is suggested that the Duty Lawyers' Office and two plant room buildings should be removed to enable the appreciation of the east façade of the Former Fanling Magistracy.

Changes within the Former Fanling Magistracy will be inevitably needed to comply with current building regulations. Two escape staircases with protected lobby will be required. Barrier free access to ground floor (higher than external ground level) and first floor (now accessed by staircase only) will be needed. Also, modification to the building, such as adding new access corridor (both G/F & 1/F) to enable circulation to some formerly restricted areas for the magistrates and the defendants may be required for future operation, means of escape and again barrier free access.

The areas within the Former Fanling Magistracy that have the greatest potential for change are:

- The pantry on the ground floor – later addition after 1980.
- New courtroom on the ground floor – later addition in 1980.
- Offices on the ground floor and first floor, except one of the magistrate's offices should be retained.
- The larger courtroom on the first floor as it was being altered after filming, provided that smaller courtroom would be kept as a specimen for interpretation. It is however desirable to keep spatial characteristic of this double height space intact.
- One of the defendant's staircases could be turned into escape staircase, provided that the other defendant's staircase would be kept for interpretation.
- The magistrate's staircase could be altered and provided with FRP enclosure to serve as escape staircase.
- Other cells if one of the cells would be kept. It is however desirable to keep the spatial arrangement of the other cells.
- The other magistrates' office if one would be kept for interpretation.



- The plant room on the roof could be altered to suit the new M&E equipment.
- As the external elevations have greater significance over the central light well and to avoid opening up floor slab, a small glass lift could be provided in the light well to serve as barrier free access to first floor subject to the openness and the environmental function for promoting natural lighting of light well are not adversely affected.

5.2 Elements of Significance



This section lists out the elements of the site that are significant for contributing to the heritage value of the site. Three levels of significance have been used to describe the elements individually, and a description of these levels is provided below. Elements carrying no heritage values are not listed in this section. However, intrusive elements that reduce heritage values of the site are also listed here for a better understanding of the site and helping future decisions for change.



Levels of Significance	Definition
High	Where an individual space or element is assessed as displaying a strong contribution to the overall significance of the place. Spaces, elements or fabric exhibit a high degree of intactness and quality, though minor alternations or degradation may be evident.
Moderate	Where an individual space or element is assessed as making a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone alteration or degradation. In addition, elements of relatively new construction, where the assessment of significance is difficult, may be included. This category also includes original spaces, elements or fabric of any quality, which have undergone extensive alteration or adaptation.
Low	Where an individual space or element is assessed as making a minor contribution to the overall significance of the place, especially when compared to other features. Spaces, elements or fabric originally of little intrinsic quality, any may have undergone alteration or degradation. This category also includes original spaces, elements or fabric of any quality, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive (resulting in a low degree of intactness and quality of presentation).
Intrusive	Where an individual space or elements detracts from the appreciation of cultural significance, by adversely affecting or obscuring other significant areas, elements or items.




5.2.1 Landscape Features




No.	Description	Level of Significance	Photo
1.1	<p>Stone based cast iron fence wall with simple ornamented spears</p> <p><i>The fence wall signifies the site boundary of the Magistracy.</i></p>	HIGH	
1.2	<p>Granite cladded posts with ornamental light fittings on top of two entrance gates</p> <p><i>The posts and entrance gates form part of the fence wall for the site.</i></p>	HIGH	




5.2.2 The Former Fanling Magistracy – Exterior


No.	Description	Level of Significance	Photo
2.1	<p>Main facade of symmetrical layout, including</p> <ul style="list-style-type: none"> • Central projecting bay with four strips of double height, narrow windows on each side • Projecting eave • Tiled spandrel panels • Grooved stucco wall finish 	HIGH	
2.2	<p>Main Entrance, including</p> <ul style="list-style-type: none"> • Granite steps • Main entrance door in panelled wood • Profiled projecting architraves • Two decorative lamp posts on both sides • Frieze above the main entrance <p><i>The steps, entrance door, frieze, lampposts and projecting architraves are key features on the front elevation. They should be repaired and retained unaltered.</i></p> <p><i>Original characters showing the name of the Magistracy have been removed. They should be restored by replica.</i></p>	HIGH	
2.3	<p>Ramp on the right hand side of the Main Entrance</p> <p><i>The ramp is a later addition to provide barrier free access to the building; however, it affects the symmetry of the east elevation.</i></p>	INTRUSIVE	

No.	Description	Level of Significance	Photo
2.4	<p>Simple "Giant Order" arrangement on east elevation including</p> <ul style="list-style-type: none"> • Columns and pilasters • Overhanging eave <p><i>This simple version of "Giant Order" is a key feature on the front façade and represents the image of the building.</i></p>	HIGH	
2.5	<p>South Elevation, including</p> <ul style="list-style-type: none"> • Facade which divides into two bays • Grooved stucco wall finish 	MODERATE	
2.6	<p>North Elevation, including</p> <ul style="list-style-type: none"> • Facade which divides into three bays • Grooved stucco wall finish 	MODERATE	
2.7	<p>Side entrance on south elevation, including</p> <ul style="list-style-type: none"> • Moulded architrave • Door head panel • Granite steps <p><i>This entrance is a key feature on the south elevation for old Juvenile Court; however, it was blocked due to layout changes. Any modification works should respect the original design.</i></p>	HIGH	



No.	Description	Level of Significance	Photo
2.8	<p>Corner granite cladded base at southeast and north east corners, including</p> <ul style="list-style-type: none"> • String course above the base <p><i>Being the most expensive material used on the exterior, the granite base is an important feature on the elevation. They should be cleaned and retained unaltered.</i></p>	HIGH	
2.9	<p>Side entrance for Magistrates, including</p> <ul style="list-style-type: none"> • Timber door • Granolithic door surrounded with moulding • Moulded doorhead with decorative wall mounted light fitting • Granite steps in front of the entrance <p><i>This entrance is designed solely for the use of Magistrates and is a key feature on the north elevation. It should be repaired and retained unaltered.</i></p>	HIGH	
2.10	<p>External window wall on north and south elevations providing daylight into the courtrooms including</p> <ul style="list-style-type: none"> • Expressed columns • Narrow and tall steel casement windows • Tiled panel above and below the windows • Overhanging eave and horizontal moulding together with simple corbels under the window wall <p><i>Although these two facades are less prominent compared to the front façade, these expressed columns and narrow and tall window echo with the "Giant Order" on the front.</i></p>	HIGH	



No.	Description	Level of Significance	Photo
			
2.11	<p>Defendants' garage entrance with metal gate and projected opening</p> <p><i>The garage is used for defendants' car port and is a key feature on the south elevation. It should be repaired and retained unaltered.</i></p>	HIGH	
2.12	<p>West Elevation, including</p> <ul style="list-style-type: none"> • Grooved stucco wall finish • Ornamental light fittings <p><i>This façade is of less prominent and was hidden by rich plant growth. However, this façade is designed specially with a open verandah with featured parapet wall which is unique compared with other elevations.</i></p>	MODERATE	


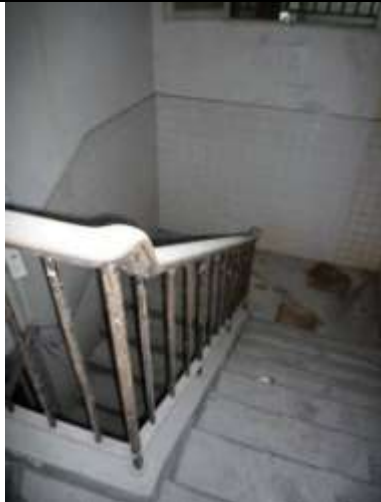
No.	Description	Level of Significance	Photo
2.13	<p>Open verandah on west elevation, including</p> <ul style="list-style-type: none"> • Featured parapet wall • Metal security grilles <p><i>The verandah is a key design feature promoting natural lighting and ventilation.</i></p>	MODERATE	
2.14	<p>Central Light Well, including</p> <ul style="list-style-type: none"> • Existing windows to atrium <p><i>The central light well is a key design feature promoting natural lighting and ventilation.</i></p> <p><i>The later addition of small structure at the ground floor and service ducting are intrusive and should be removed.</i></p>	MODERATE	
2.15	<p>Original steel windows and windows opening at all elevations, including</p> <ul style="list-style-type: none"> • Regular spacing arrangement • Metal grilles or mesh behind • Protruding window sills <p><i>The steel windows are a key element of the façade design, however, some of the windows are in poor condition and some had been modified to house mechanical ventilation.</i></p> <p><i>Any replacement windows should respect the original design and original ironmongery should be re-used where possible.</i></p>	HIGH	




No.	Description	Level of Significance	Photo
2.16	<p>Flagpole on the roof</p> <p><i>Flagpole is a common feature found in government buildings. The single flagpole is found in pre-1997 government buildings. After 1997, two flagpoles are used. This flagpole is an evidence of colonial court building. It should be retained.</i></p>	MODERATE	




5.2.3 The Former Fanling Magistracy – Interior


No.	Description	Level of Significance	Photo
3.1	<p>Terrazzo wall and floor tiles in the public entrance lobby at the ground floor and public hall at the first floor</p> <p><i>These are the original finishes and should be retained and repaired as necessary.</i></p> <p><i>There are two layers of vinyl tiles covered up the original floor tiles in the later addition of the courtroom at the ground floor.</i></p>	HIGH	
3.2	<p>T-shaped grand staircase and staircase void including</p> <ul style="list-style-type: none"> • Wooden handrail • Metal decorated balustrade including the balustrade at 1/F <p><i>The staircase is an original and prominent feature located in the centre of the building and it should be left unaltered. This may create difficulties in compiling with present requirement of means of escape and alternative escape staircase would be required.</i></p>	HIGH	

No.	Description	Level of Significance	Photo
3.3	<p>Two courtrooms in similar design and materials including</p> <ul style="list-style-type: none"> • Entrance vestibule • Original teak parquet floor • Timber wall veneer up to door head level • Coved acoustic ceiling • Timber framed acoustic wall panels • Wooden built-in furniture, including seating in tiered platform for public, judge's bench and its backdrop, clerks' bench, witness box, jury box and defendant's dock. <p><i>The courtroom is the most important space in a court building. One of the courtrooms is in a better condition and having more original materials could be retained and repaired using salvaged materials from the other courtroom. The smaller courtroom is recommended to be retained as more original materials are found. The routing between the defendant's carport to cell, and through staircase to carport is spatially important and should be preserved and unblocked as much as possible.</i></p>	HIGH	
3.4	<p>Cells including</p> <ul style="list-style-type: none"> • Metal fence and door • U-shaped bench and wall in terrazzo finishes • Cement screeding • High level opening with metal grilles and mesh facing open light well <p><i>The cells are essential parts of court buildings. There are four original and identical cells at ground floor. One of them should be retained for future interpretation.</i></p>	HIGH	



No.	Description	Level of Significance	Photo
3.5	<p>Defendant's car port</p> <ul style="list-style-type: none"> • Metal gates • Steel window <p><i>It is desirable to retain it for future interpretation.</i></p>	MODERATE	
3.6	<p>Two defendant's staircases including</p> <ul style="list-style-type: none"> • Original white glazed ceramic wall tiles up to dado level • Original plain screeding • High level steel windows with metal grilles and mesh • Metal gates • Wooden handrail and metal balustrade <p><i>The defendant's staircase shows the unique circulation for a court building – they are two identical staircases with mirrored layout directly connecting the cells and the defendant's dock in the courtrooms exclusively used by defendants. One specimen should be retained for future interpretation. The other one can be upgraded to suit the new layout for access and escape.</i></p>	HIGH	

No.	Description	Level of Significance	Photo
3.7	<p>Magistrate's Offices at the first floor including</p> <ul style="list-style-type: none"> • Original teak parquet floor and timber skirting • Air inlet slot at skirting level under the sill of window facing open light well <p><i>The original wooden floor should be retained or repaired if it suits the new use. The air inlet slot provides the evidence of central air-conditioning was serving these rooms; however, they would cause water leakage. If they are going to be filled, they should be properly recorded.</i></p>	MODERATE	
3.8	<p>Magistrate's staircase including</p> <ul style="list-style-type: none"> • Metal balustrade with simple decoration • Wooden handrail • Metal gate at 1/F to magistrate's verandah <p><i>The magistrate's staircase also shows the unique circulation for a court building – it directly connects the magistrates' entrance and their offices. The original finishes should be retained as far as possible and it can be upgraded to suit the new layout for access and escape.</i></p>	MODERATE	
3.9	<p>Shroff office at the ground floor including</p> <ul style="list-style-type: none"> • Counter and metal security grilles above countertop • Timber skirting • Metal security gate • Safe <p><i>If it is compatible with the new use, it is very desirable to keep these features for future interpretation.</i></p>	MODERATE	

No.	Description	Level of Significance	Photo
3.10	<p>Pantry at the ground floor entrance lobby</p> <p><i>This was a later addition around 1980. Its presence affects the original grandeur of the ground floor entrance lobby. It should be removed to reveal the original design and finishes of the entrance lobby.</i></p>	INTRUSIVE	
3.11	<p>Wooden access panels inside the air conditioning plant room at the roof and associated ironmongeries.</p> <p><i>The original centralised AC plant shows the mechanical design in mid 20th century; however, it would not serve the present needs. If it is to be removed it should be properly documented.</i></p>	LOW	
3.12	<p>Internal timber doors including door frames and architraves</p> <p><i>Different treatment is required for a variety of internal timber doors in different conditions. Types of door panels include plain solid, solid with mouldings and glazed infill. Door panel finishes include lacquered and painted. Two types of hinge include side-hung (only remain seen) and top & bottom hinged. Moulded architrave should be original one while flat architrave should be later addition. If the condition of doors is desirable and fits for the new use, they should be retained. Otherwise, replacement should respect the original design where feasible.</i></p>	LOW	

No.	Description	Level of Significance	Photo
3.13	<p>The controlled corridor from Defendant's garage along the cell area to the defendant's staircase, including:</p> <ul style="list-style-type: none"> • The security gates • The screeding on floor <p><i>The corridor has preserved much of its spatial arrangement except some minor addition of a room and a new opening access to the Annex Court Building.</i></p> <p><i>The spacing of these areas and those security gates should be preserved and retained in-situ as far as possible to recall its secured function.</i></p>	MODERATE	

5.2.4 Other Ancillary Buildings within the Site

No.	Description	Level of Significance	Photo
4.1	<p>Duty Lawyers' Office</p> <p><i>This temporary building has no particular significance. It was used as a transitional space before the new Fanling Magistracy was completed. It also impedes the appreciation of the Former Fanling Magistracy by blocking the access to its rear façade.</i></p>	INTRUSIVE	
4.2	<p>Two small plant room buildings</p> <p><i>These plant room buildings have no particular significance. They are not compatible with the rear façade of the Former Fanling Magistracy.</i></p>	INTRUSIVE	

6 OPPORTUNITY AND LIMITATION

6.1 Opportunity

There are opportunities to create benefits to the historic building as well as the larger context during the course of adaptive reuse of the FFM. They are discussed in the following paragraphs:

6.1.1 Proper Maintenance through Revitalization

The FFM has been vacant for more than a decade but it has generally been kept in good condition and no major defects have been discovered except the roof leakage problem that was fixed years ago. However, it is observed that if the building is further left vacant without proper maintenance and the vegetation on sites is further left uncontrolled, the condition of the building will soon deteriorate.

Bringing a new function to the historic building and keeping it in use should be the best way to conserve and maintain the building.

6.1.2 Chance to Remove Intrusive Later Added Buildings and Add Supporting Ancillary Buildings

Apart from the historic building itself, the site is now occupied by 4 other buildings and a large outdoor area. With the intrusive or no significant buildings removed, the architectural excellence of FFM will in fact be better shown.

There will be also chance to improve the outdoor landscape and to add ancillary buildings to support the future operation of the FFM and enhance the built environment. However, the design and deposition of the new built should be carefully considered so as not to create any adverse impact to the historic building.

6.1.3 Convenient Transportation and Strong Network to Secondary School

The FFM is situated at such a convenient location for the New Territories, which gives a high potential to the site to act as a gathering place for the locals and create benefits to the community.

Also, it is easily accessible by MTR (only 5 minutes' walk), and there are 95 secondary schools and 85,317 students within a 30-minute train ride along the East Rail Line (Sheung Shui, Fanling, Tai Wo, Tai Po Market, University, Fo Tan, Sha Tin). Accompanying the launch of Longhua Line connecting Shenzhen Metro and Hong Kong Mass Transit Railway (MTR), the physical transport connection will enhance the cultural connection between Guangdong and Hong Kong. The site therefore has a high potential to be developed into some institutions serving for students or cultural exchange events.

6.1.4 Linkage to Other Heritages

The FFM locates in a very central point of North New Territories District which is surrounded by numerous cultural heritage sites, including declared monuments, graded historic buildings and traditional villages scattered around. Famous site including the Lung Yeuk Tau Heritage Trail (龍躍頭文物徑) opened in 1999, Liu Man Shek Tong Ancestral Hall (廖萬石堂) (declared in 1985) and Liu Ying Lung Study Hall (應龍廖公家塾) (the restoration project completed in 2006 won an Honourable Mention in the 2006 UNESCO Asia-Pacific Heritage Awards for Cultural Heritage Conservation, Grade 1), Hakka Wai (客家圍) and Bok Man School (博文學校) (Grade 1 and Grade 3 respectively), Manor House (將軍府) (Grade 3), Luen Wo Market (聯和市場) (Grade 3), MacIntosh Forts (麥景陶碉堡) (Grade 2), Hung Leng Station of Fanling-Sha Tau Kok Branch Line (粉嶺沙頭角支線孔嶺站) (Grade 3), San Lau Street (新樓街) Shophouses in Sha Tau Kok (Grade 2), Fanling Wai (粉嶺圍) (Grade 3), and etc. To further promote heritage conservation and local culture; the FFM has a potential to create a synergy with the numerous heritage sites and local traditions by acting as the training and education base. Guided tours from the magistracy and go over various historical spots in the districts led by students are one of the ways NOT only to interpret the significance of the FFM but also other nearby heritages.

6.2 Limitation

Despite the opportunities that can be created through the adaptive reuse of the FFM, there are limitations for the reuse that should be considered carefully during the design and implementation of the revitalization.

6.2.1 Choice of New Use

The FFM was the core of justice and fairness in the Northern District of the New Territories for over four decades. This two-storey building represents the classic civil architecture of the time, where durability and practicality were most important. Such an architectural arrangement subtly brings out the very essence of the judiciary: solemnity and integrity. Any new use of the FFM should not jeopardize this character.

6.2.2 Design of New Buildings

As mentioned above, there is opportunity to add new buildings to the site in order to support the new function of the FFM and ensure the sustainability of its operation. However, there are several considerations to be taken into account during the design of the new buildings:

1. It is better to locate the new buildings in the similar footprint of the existing buildings in the site, so as to create least impact to the numerous trees in the site;
2. The view from the FFM to the roundabout of Jockey Club Road should be kept unobstructed, which means that there should not be any new structures (or even tall trees) to be introduced along the sight line;
3. The back elevation of the FFM is not blocked by later added intrusive buildings and thus

- any new buildings to be introduced to the site should avoid making the same mistake;
4. Any new buildings added should minimize visual impact to the FFM, e.g. not higher than FFM and set back from Jockey Club Road and the FFM if possible and if not contradict with point 1 above;
 5. The design of the new buildings should be compatible with but distinguishable from the FFM. In this connection, the new buildings should be of subtle and contemporary design, but better to reflect some of the architectural language (e.g. verticality) of the FFM.

6.2.3 Statutory Requirements

Built in the 1960s, the FFM cannot fulfil the current statutory requirements on building safety. During the course of adaptive reuse, some parts of the buildings will have to be upgraded to suit, including:

1. Barrier Free Access (BFA)
 - G/F of the FFM is currently accessed by a later added ramp on the front façade. It will be the best if such ramp can be removed and relocated to other minor elevations;
 - On the other hand, 1/F cannot be accessed by BFA. Addition of a lifting platform or a lift will be needed, but the former case will be more preferable since it will create less structural impact to the FFM;
2. Protective Barrier
 - All 4 staircases are now equipped with balustrades lower than 1100mm, which means that, except the one preserved and used for interpretation only, upgrading works to these balustrades will be required;
 - Parapets along the magistrate corridor on 1/F, of which gaps larger than 100mm exist, will have to be slightly upgrade as well;
 - The front entrance, which is over 600mm higher than the road level, is not unprotected by any balustrades, but this can be solved by adjusting the outdoor road level during the course of EVA upgrading;
3. Means of Escape (MOE)
 - Since two escape staircases will be needed for the new use of the FFM and the current four staircases in the building cannot fulfil the current MOE requirement, any adaptive reuse will require the introduction of two MOE staircases, either by converting and upgrading the existing ones or adding new ones internally or externally. The former method is preferred since it will create less impact to the FFM. It is recommended to convert one of the defendants' staircases and the magistrates' staircase for MOE purpose, since damages to the more important central open staircase and the other defendants' staircase can be avoided in this aspect;
 - The current magistrates' staircase is slightly less than 1050mm wide and is therefore considered sub-standard even if it is upgraded in terms of fire resistance construction and protective barrier. FSI and management enhancement will be needed in order to uphold safety standard required by the current Buildings Ordinance;
 - The FFM was designed to have separate circulation among the three groups of users (the defendants, the magistrates and the public). However, this original layout hinders

the access from the usable space to the two MOE staircases. Therefore, new corridors/ paths will have to be introduced into the FFM, both G/F and 1/F, in order to provide adequate and safe MOE. These new corridors should be carefully located so as to keep minimum impact to fabric of high significance or to the original layout;

4. Structural upgrade

- It is understood by experience and from old structural plans that the FFM was built in a very economically way – there are little chance that the structure of the FFM was design and built with surplus. To avoid any substantiate damage created by structural upgrade, the new use of the FFM should be compatible with the original use in terms of structural loading. In this connection, new uses such as classrooms, lecture rooms and offices that carries 3kPa or less are found suitable as the new use;
- The addition of a lift inside the FFM may create adverse structural impact to the historic building due to the conflict between introduction of the new lift pit and the existing foundation of the FFM (piles). A lifting platform is thus more preferable. Also, the lifting platform will require less extensive structural support, when compared to a lift;
- Since the existing roof slab and foundation cannot support any additional water tanks based on the preliminary structural assessment made by RSE, any new water tanks required by Fire Services Installation upgrade should be placed outside the FFM;

5. Fire Services Installation (FSI)

- It is noted that the current FFM is not equipped with any FS and sprinkler systems. These systems will have to be added during the course of adaptive reuse (subject to the proposed use). Based on point 4, the new FS and sprinkler tanks cannot be placed in the FFM. In order to avoid disturbance to the trees in the site, creating a purposely new service block to house these tanks and related pumps are not desirable as well. Therefore, the best solution will be to limit these services in the newly planned ancillary blocks, if there is any. However, the number of tanks and pumps required should be minimized to avoid visual impact to the FFM. A sharing system between the FFM and the new buildings will be more desirable

7 CONSERVATION POLICIES AND GUIDELINES

After being left vacant for more than 10 years, the subject site and the Grade 3 historic building on this piece of land is about to be adaptive reused. In this chapter, Conservation Policies and Guidelines are set out to give guidance on how the site should be altered to cater its new use and at the same time retain its cultural significance.

The site was used as a court building with other supporting buildings built with the increasing population in the area. As long as there is a new function and new life for the court building, there will inevitably be changes to accommodate new use. These changes include alterations to suit the new uses, alterations to meet current building regulation, conservation and repair works, and the inclusion of new building services. The main purpose of these policies and guidelines are therefore NOT to prevent changes to the historic building, but to manage the changes. In carrying out these changes, it is important to maintain an understanding of the basic principles of good conservation work and to respect the buildings as a heritage asset.

The Former Fanling Magistracy is a Grade 3 historical building. Being the first court building in the New Territories, its main significance relates to the history of the judiciary development of Hong Kong and it is one of the five survived historic magistracies. If the building is to be open to members of the public, it is desirable to see that the significance of the building is maintained and appropriately interpreted.

This chapter will be presented into 2 parts: first part being the **general conservation principles** with reference to internationally recognized charters for conservation practice, second part being the **conservation policies and guidelines** specific to the subject site.

7.1 General Conservation Principles

This section sets the broad standard of conservation process of making possible a compatible use for these buildings through repair, alterations, and additions, for retention of the heritage values of the CGO site.

It is recommended that this Conservation Management Plan (CMP) should be used to guide the future conservation works and management issues of maintaining the buildings. The preparation of this CMP has taken general reference to the conservation principles and standards set in the following international charters:

Burra Charter (1999) – The Australia ICOMOS Charter for Places of Cultural Significances

Venice Charter (1964) – ICOMOS International Charter for the Conservation and Restoration of Monuments and Sites UNESCO

Meanwhile, the following local document issued by local government department regarding the revitalisation works has also referenced during preparation of this CMP:

Commissioner for Heritage's Office, Development Bureau (2012) – Resource Kit: Revitalising Historic Buildings Through Partnership Scheme – Former Fanling Magistracy

Below is the key guiding principles of determining appropriate treatments and level of intervention

for future conservation works that would be generally followed when planning and designing for the conservation and conversion works of the FFM site, with general reference to international charters and other relevant conservation standards as considered appropriate:

Conserve Heritage Value

Conserve the heritage value of a historic place, and respect its changes over time which represents a particular period of time. Do not remove, replace, or substantially alter its intact or repairable character-defining elements which contributing to its heritage value.

Retain Authenticity & Integrity

Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible. Carry out any repairs necessary to keep the building in good working order.

Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-existed.

Minimum Intervention

Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking an intervention. Use the gentlest means possible for any intervention.

Make any intervention physically and visually compatible and identifiable, and document any intervention for future reference. Whether any new additions is necessary in terms of functional use or statutory requirement, they should be properly designed not causing visual impact to the CDEs and its exterior and place them in less prominent location to prevent disturbing the integrity of the building. Every works which may affect the CDEs and its exterior surface should develop mitigation measures to minimize the impact done to them.

Repair rather than replace character-defining elements. Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements. Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with and distinguishable from the character of the historic buildings.

Reversible Additions

Make any intervention, including alteration and new addition, to the building fabric reversible without causing any damage to the existing structure when such intervention is to be removed in future.

Integrating Old and New

Conserve the heritage value and character of the building fabric when creating any new additions to a historic place or any new construction of compatible design.

Make the new work physically and visually compatible with and distinguishable from the original fabric of the historic place.

Careful Documentation to the Working Process

It is important to document the whole conversion works progress so that the future users and workers can refer to the changes of the historic building in different stages and understand the site more thoroughly.

The detailed recording can help future users and conservation architects to develop appropriate design by respecting the building details and sites which bears cultural values and minimize damages to the historic features due to misunderstanding.

Surveys such as photographic and cartographic recordings should be carried out to record the building condition before and after the works with a detailed record to refer. Regular site monitoring should also conduct to ensure the CDEs and valuable features are under care or protected.

7.2 Conservation Policies and Guidelines

7.2.1 New Use of the Former Fanling Magistracy

Policy 01

The new use of the Former Fanling Magistracy should be compatible to its original use.

Guidelines

Being court buildings, the historic Former Fanling Magistracy, the later added court extension and the site was a government premise that allowed public to freely enter (except those restricted parts such as the magistrates, defendant and office areas). It has also built up an image of justice and order. If the site is to be reused, the new function should allow public access (to certain degree, see Policy 06 for detail) and should not jeopardize the image of a law court. To keep the institutional nature of the building is one of appropriate options.

Policy 02

In planning any future uses of the site, they should be accommodated as far as possible within the existing layout of the Former Fanling Magistracy and should avoid any unnecessary interventions. However, there is flexibility for more radical intervention to accommodate new uses in the Annex Court Building, the Duty Lawyers' Office and the plant room buildings.

Guidelines

The external appearance of the Former Fanling Magistracy and its internal layout, particularly the segregated circulation and zoning among public, defendants and Magistrates, are the most significant features of the building. The spatial quality and setting of the court rooms, the public entrance and the defendant cells also reflect their specific function and therefore carry significance. These are the fundamental characters of a court building and should be respected as far as possible during the course of adaptive reuse. Therefore, to be able to make use of the unique layout, quality and setting without much alteration should be one of the prerequisite criteria for choosing a new use for the Former Fanling Magistracy.

As there are many identical and repeated rooms and some are mirrored on plan, one of these spaces would be selected based on its originality and existing conditions to be the representative specimen. Then, more flexibility is allowed to alter other spaces to suit the new uses. Wherever possible, all alternative solutions should be carefully examined before major alterations to the principal spaces are agreed.

For these reasons it would be desirable to concentrate the major alterations to accommodate new uses in other buildings where major alterations or reconstruction can be undertaken with much less damage to the overall significance of the site.

Areas to be preserved are to be discussed further in Policies 07 to 10.

Policy 03

The allowable structural loading of the existing historic building should be taken account when choosing the new use. In particular, access to the roof should be limited to maintenance work.

Guidelines

As a public building constructed in the 1960s, loading capacity of the Former Fanling Magistracy could have been built in a very structurally efficient way. This means that it might not be able to carry additional loading. It is therefore important to choose new uses compatible with the original uses, in terms of loading requirement, so as to keep necessary structural alteration minimal. Since the court building originally housed court rooms and offices, new uses such as lecture rooms, meeting rooms and offices can suit.

The roof was used to raise the flag in the past. Due to the limited loading that the roof can withstand, it may be simply to restrict access rather than carrying out structural strengthening works, subject to the result of further structural assessment on site.

Since the existing roof slab and foundation cannot support any additional water tanks based on the preliminary structural assessment made by RSE, any new water tanks required by Fire Services Installation upgrade should be placed outside the FFM to avoid structural upgrade.

Policy 04

The new use should suit the user's requirements and enable revenue generation to allow a sustainability adaptive reuse.

Guidelines

The future new use will be viable only if it can provide adequate space for revenue generation in order to keep the operation financially self-sustaining. Apart from retaining and reusing the historic court building, there may be necessity for the addition of new buildings to support the future operation. However, new buildings should be carefully planned and designed in order not to create adverse impact to the cultural significance of the site.

7.2.2 Interpretation

Policy 05

Interpretation should be provided to explain and promote to the general public the cultural significance of the site. Some areas inside the historic building should be designated for display, guided tour and other form of interpretation. Unique spaces in the historic building such as the court rooms, the defendant cells, the magistrates' chambers, the public lobbies, the corresponding staircases for the public, defendants and the magistrates, and the shroff should be considered for interpretation. Interpretation material should be available to make such visits worthwhile.

Guidelines

Topics for interpretation can include (but not limit to) the original judicial use of the Former Fanling Magistracy, the history of the law court development in the NT, the unique character of the layout of the court building, the meaning of Stripped Classical and other cultural significance of the historic building, as well as the conservation process.

Among these topics, a guided tour within the site for the public to appreciate how the Former Fanling Magistracy was functioned in the past is the most important interpretations for the subject site. As mentioned before, the separated circulation and zoning for three kinds of users (the public, the defendants and the judges) are one of the unique character of the court building design and it will be best to showcase to the public by guided tours in which the original defendants route (from defendants' carport, cells, defendants' staircases to the docks in court rooms), the public route (from the main entrance, the public lobby, the central staircase to the public seatings in court rooms) and the judges' route (from the judges' entrance, the judges' staircase, the 1/F verandah, the magistrates' chambers to the judges' seats in court rooms) should be included.

On the other hand, the shroff on G/F with the original steel grilles, counter and safe provides a best area for display, which might be in the form of a small exhibition at the beginning or at the end of the guided tour equipped with some written material to give

some insight into the history and significance of the building and make the visit a worthwhile experience.

However, interpretation should not be limited by the above two means. Innovative and interactive ways of interpretation is encouraged.

Policy 06

Areas with public accessibility should be allowed and should be carefully planned so as to suit the guided tour, display and other forms of interpretation (refer to policy 05) and not to conflict with the future operation and management of the new use.

Guidelines

As a general principle, areas that allowed public access previously should be kept with free public access, while a certain degree of free public access to special rooms/ areas that were restricted for the use of judges and defendants should also be allowed for the public to appreciate the original design of the court building.

The level of public accessibility should be considered and planned together with the interpretation strategies at early design stage of the adaptive reuse.

7.2.3 Preservation of Built Fabric

Policy 07

All conservation works will be carried out on the principle of repair rather than replacement. Where replacement is necessary, it should be carried out, as far as possible, on a like-for-like basis, in terms of both design and material.

Guidelines

Though the Former Fanling Magistracy is not constructed of any architecturally significant materials, the construction is nonetheless representative of style, skills and technology of the time. Where architectural features or building finishes need to be repaired, they should be done so with best conservation practice to retain the original fabric of the building. If replacement is necessary, this should be carried out in a similar material and style to the original.

Policy 08

The exterior of the Former Fanling Magistracy should be retained as much as possible.

Guidelines

The exterior of the building is significant for understanding its heritage value. It is important that the exterior appearance of the building remains intact, and that the key features which come together to form the overall design are preserved. Where elements

of the building are in poor condition and need to be replaced, the replacements should carefully reflect the design of the original elements though there may be scope for improving on the original detailing. The entrance portal on south elevation should be restored to the original design. Features that should be repaired and conserved include:

- Steel windows
- Spandrel panels in ceramic tiles
- Timber doors
- Metal security bars on windows
- External stucco finishes and decorative motifs
- External granite cladding at the corners of the base and granite steps in front of entrances
- Light fittings including lamps on fence wall, west elevation, inside the central light well and above magistrates' entrance door and lampposts on two sides of the main entrance
- Flagpole on the roof
- All original entrances including main entrance, old Juvenile Court entrance and Magistrate's entrance
- Prisoner's loading entrance

Refer to chapter 5 section 5.2.2 for detail elaboration of elements of significance of the exterior of the Former Fanling Magistracy.

Policy 09

The interior layout, original finishes and fittings of the representative spaces should be retained.

Guidelines

Some alteration will be necessary to the internal spaces in advance of new use, but this should be confined as much as possible to the duplicate spaces, with the following rooms/spaces left unchanged and original finishes and fittings retained:

- Public entrance lobby on the the ground floor
- Public hall on first floor
- T-shaped grand staircase

- Smaller courtroom on the first floor
- Magistrates' staircase
- One of the magistrate's offices on the first floor
- Defendant's carport
- One of the cells on the ground floor
- One of the defendants' staircases

The layout of these spaces and their relationship are important and should be respected (Policy 02), while the interior finishes and fittings in these spaces should be repaired and retained.

Refer to chapter 5 sections 5.1.1 and 5.2.3 for detail elaboration of the areas to be retained and elements of significance of the interior of the Former Fanling Magistracy.

Policy 10

The openness of the central light well should be retained to allow natural daylight and ventilation.

Guidelines

The central light well is an important sustainable design feature in the Former Fanling Magistracy and adds to its scientific value. It helps to promote natural lighting and ventilation in the building.

7.2.4 Additions & Alteration

Policy 11

Prior to any works to the building, a full photographic and cartographic survey should be completed. Photographs should be related to a layout plan. Both of the survey results should be deposited in an appropriate archive.

Guidelines

It is important to record the existing historic fabric of the building prior to any changes taking place. This survey will not only provide a record of any original fabric that may be lost in the course of alterations, but will also set up an archive which can be referenced for future alterations to historic fabric. The images of areas where fabric is to be lost or of areas that are to remain restricted to the public (e.g. the roof) would be a useful resource for general interpretation of the site.

Policy 12

Where alterations for accessibility (including barrier free access) are necessary, they should, as far as possible, be confined to the less significant areas of the building.

Guidelines

One of the challenges is to provide accessible lift in the building for equal right of access. To place the lift in the light well is a better solution than attaching it to the external wall or put it inside the building, where slab opening is required. In order to maintain the openness of the central light well (Policy 10), a freestanding transparent lift with minimum anchorage (e.g. restricted the connection at lift landing) to the building is recommended. The connection of lift to the building should also be reversible in the future.

The later added ramp on the front façade of the historic building is considered intrusive and should be removed to restore the entrance steps if possible. Alternative entrance for BFA at the back façade where level difference between the interior and exterior is lower should be considered.

Policy 13

Major alterations should be confined to the less significant spaces of the Former Fanling Magistracy and other less significant buildings within the site.

Guidelines

Some major alterations are going to be necessary if the Former Fanling Magistracy is to accommodate new uses. Where major alterations or reconstruction is necessary these should, as far as this is possible, be confined to the least significant areas of the building / within the site. There are several areas, which are considered to be of low or moderate significance. The Duty Lawyers' Office should be demolished to allow the appreciation of west elevation of the Former Fanling Magistracy. The Annex Court Building would be the suitable place to receive more radical modification to accommodate the new uses.

Refer to chapter 5 sections 5.1.2 and 5.2.3 for detail elaboration of the areas potential for change and elements of significance of the interior of the Former Fanling Magistracy.

7.2.5 Setting and Landscape

Policy 14

The unobstructed view from the Former Fanling Magistracy towards the roundabout should be retained.

Guidelines

The orientation of the Former Fanling Magistracy is a unique setting compared to other existing former magistracies. Its setting is closely related to immediate urban fabric of the area. The east façade of the Former Fanling Magistracy can be seen from the roundabout and vice versa. Any new work on the site should respect the sightline between the Former Fanling Magistracy and the roundabout.

Policy 15

The boundary fence wall with metal railings on granite base and two entrance gates should be retained.

Guidelines

The boundary fence is the original design demarcating the site boundary of the Former Fanling Magistracy. Stone based cast iron fence wall with simple ornamented spears and granite clad posts with ornamental light fittings on top at two entrance gates are significant and should also be repaired and retained.

Policy 16

Trees within the site, though not OVT, should be kept as far as possible. However, any trees that would endanger the Former Fanling Magistracy should be removed.

Guidelines

Apart from the historic building, the dense greenery existed in the site gives a distinct character and present environment of the site. However, some trees are very close to the building and are likely to cause damage to the foundations in the longer term and some are of poor condition. It is recommended that professional advice from arborist should be sought prior to any tree felling.

Policy 17

Any new buildings in the site should be compatible but distinguishable from the Former Fanling Magistracy.

Guidelines

Imitation of the architecture of the historic building will confuse visitors and make new and old un-distinguishable. Compatibility here does not mean using the same kind of architectural style and feature, but can be reflected in building height, mass and the architectural language to express verticality. It is desirable to limit the height of any new built by the height of the Former Fanling Magistracy.

Policy 18

Pedestrian access to the adjoining government site should be provided at the common boundary.

Guidelines

Originally, the existing two government quarters buildings to the south of the Former Fanling Magistracy, the demolished government buildings to the north of the Annex Court and the subject site belonged to the same government lot. Though a new boundary has been assigned to cut the subject site from the lot, it is desirable to retain a dialogue, in form of a pedestrian pathway, between the magistracy site and its adjoining government site (though future use has yet been confirmed).

7.2.6 Management & Maintenance

Policy 19

A Maintenance Plan should be drawn up, to ensure that the building is kept in good condition. This should include a detailed plan for the regular upkeep of the built fabric.

Guidelines

A maintenance plan should include a detailed description of the tasks that should be carried out at specific intervals such as on a weekly, monthly, quarterly, yearly or five yearly basis. This ranges from the minor routine tasks such as checking the taps and overflows for leaks, which should be done at least weekly to major tasks to be completed every five years such as a full test of the electrical system. A good maintenance plan will make it clear who in the building management team is responsible for which item and it will have a system for recording that the tasks have been carried out.

The good management of maintenance work is closely related to other management tasks such as renewal of insurance policies and the contracts for maintaining lifts, fire extinguishers and mechanical and electrical plant.

The Maintenance Plan should also give guidance on how to approach the repair and maintenance of specific features of the site. This might include guidance on things, such as appropriate materials for the cleaning of wall paint & terrazzo, how to maintain timber floors & doors, steel windows, types of paint to be used on specific surfaces and other similar tasks. It should clearly state the types of work that can be carried out as routine and the types of work that will need consultation with the statutory authorities.

It should also list out what should be done or should not be done to the historic building during the daily operation in order to prevent wrong use or even damage to the historic fabric and to make maintenance easier.

The Maintenance Plan should be made ready before the operation of the new use and should be reviewed by authors and users as necessary.

Policy 20

A Management Plan should include measures that the responsibilities of the management staff to look after the historic building are well understood by the building management team.

Guidelines

It is important for the building management staff, from a higher policy making level to a lower working level, to understand the significance of the site and to know what can and what cannot be done to the fabric of the house. The Management Plan should plan for different level and kind of induction/ training to make the staff to familiar with the site, the building and the Management Plan.

PART 2: HERITAGE IMPACT ASSESSMENT

8 INTRODUCTION

8.1 Project Background

The Former Fanling Magistracy Building (FFM) is a culturally significant landmark to symbolise the law system development of the New Territories (NT) in post-war Hong Kong. It is the first magistracy building in the NT. Throughout its service period between 1961 and 2002, it acted as the judiciary centre for the NT districts and contributed to the maintenance of the peace and order of the land.

In 2009 and 2011, the vacant magistracy building was respectively included in the batch 2 and batch 3 of Development Bureau's (DevB) Revitalising Historic Buildings Through Partnership Scheme (R-Scheme) to invite non-government organisations to provide proposal for the adaptive reuse of this local landmark.

In 2013, the consolidated project proposal "Revitalising Former Fanling Magistracy into The HKFYG Institute for Leadership Development" (CPP) prepared by The HKFYG Institute for Leadership Development Limited (the applicant) was selected.

The project aims to revitalise the site into a leadership institute including a training centre, a supporting hostel and catering facilities to cater for the day-camp training purpose for local, exchange students, youngsters and visitors. The revitalised building will also act as a centre to promote local cultural heritage by providing tours and exhibition for public appreciation, which will be also run by youngsters.

In the CPP proposed by the applicant, the FFM, which is a Grade 3 historic building, together with its adjacent land, will be adaptive reused as the new campus of the new leadership institute. The proposed new use involves the change of the original court building into an institute where modification of the existing building is necessary to suit the new use and to compile statutory requirements.

Since the new use involves the change of the internal layout of the FFM and the setting of its surrounding, a Heritage Impact Assessment (HIA) on the FFM is necessary to ensure planned heritage conservation and managed construction works to be implemented, which in turn ensures that the heritage value of the historic building is probably maintained and protected.

LWK Conservation Ltd. is commissioned by the applicant to carry out the HIA to assess the heritage value of the building and deduce the way of implementation of the coming revitalisation to ensure due consideration is given to minimise adverse impact.

8.2 Site Location

The subject site is located in Fanling district to west of the roundabout at the junction between Sha Tau Kok Road and Jockey Club Road. The subject site is of a size of approximate 4,134 sq m. The site is bounded by Jockey Club Road to its northeast, by Sha Tau Kok Road to its southeast, by a

vacant government land to its northwest and by two disused staff quarter blocks to its southwest.

The site composes of the 1961-built Former Fanling Magistracy Building (FFM), the 1983-built Annex Court Building, the 1997-built duty lawyers' Office and two small blocks housing building services.

The study area of this HIA exercise is within 50 metres of the boundary of the subject site.



8.3 Status of the Historic Building

Within the subject site for adaptive reuse, the FFM was accorded as a Grade 3 Historic Building in 2009 by Antiquities Advisory Board (AAB) and was confirmed in 2010. According to the definition of historic status provided by the Antiquities and Monuments Office (AMO), a Grade 3 Historic Building means “buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable”.

8.4 Objectives

Under the requirement listed in the Resource Kit of R-Scheme, successful applicant should submit a Heritage Impact Assessment (HIA) to Antiquities and Monuments Office (AMO) for endorsement regarding the proposed change and alteration.

Also under the Development Bureau (DevB) Technical Circular (Works) No.6/2009, for any capital works projects involved with or affecting a heritage site, such as declared monuments, proposed monuments, sites and buildings graded by Antiquities Advisory Board (AAB), recorded sites of

archaeological interest and Government historic sites identified by AMO within or in the vicinity of the project boundary, a Heritage Impact Assessment (HIA) should be carried out.

In response to the above two requirements, the primary objectives of this HIA are:

- To identify possible impacts to historic fabric and site of FFM due to the proposed revitalisation
- To propose mitigation measures to alleviate adverse impacts to significant fabric
- To provide recommendation on the future implementation of the proposed mitigation measures

8.5 Methodology

8.5.1 Reference for Establishing the Methodology

Reference has been made to the following documents in formulating the methodology of carrying out this HIA study:

- DevB Technical Circular (Works) No.6/2009, Heritage Impact Assessment Mechanism for Capital works Projects, DevB, 2009
- Guidelines for Built Heritage Impact Assessment (BHIA), AMO, 2008
- Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, Australia ICOMOS, 2010
- Resource Kit, Revitalising Historic Buildings Through Partnership Scheme, Former Fanling Magistracy, DevB, 2011

8.5.2 Scope of Study

According to the DevB Technical Circular (Works) No.6/2009, a HIA shall contain:

1. Baseline Study;
2. Methodology;
3. Impact Assessment;
4. Mitigation Measures; and
5. Conservation Proposal and/or Conservation Management Plan (only for projects involving large scale conversion works/alteration works/addition works/demolition works within historic buildings/sites in the “heritage sites” list).

Since the adaptive reuse of a historic building is involved, all of the above 5 items are required for the scope of the HIA exercise¹.

8.6 Acknowledgements

The author of this report would like to acknowledge the following parties, organizations and departments for their assistance, contribution and referencing in preparing this report:-

¹ Items 1 and 5 in the TC (Works) 6/2009 are to be covered by Part 1 Conservation Management Plan of this report, while items 2 to 4 are to be covered by Part 2 Heritage Impact Assessment

- Architectural Services Department (ArchSD)
- Government Information Services (GIS)
- Hong Kong Museum of History, LCSD
- Public Records Office (PRO)
- The Antiquities & Monuments Office (AMO), Leisure & Cultural Services Department (LCSD)

8.7 Disclaimer

The content of this report is prepared by the author to the best of his knowledge based on the information and data made available from the above stated departments and institutes during the time of writing.

This report, together with the Conservation Management Plan, is supposed to act as a guiding principle for the revitalising work as proposed by the applicant. The assessment and recommendations made by the author of this report are based on the latest updated design plan given by the applicant, which are attached in the report appendix. If there is any significant change to the design layout plan in future, the assessment and recommendation of this report shall be subject to review by the author accordingly.

8.8 Definitions

This section is to clarify some commonly used terms in this report. The following definitions shall refer to the meaning within the context of this report as below:-

The Site or the Historic Place:	means existing project site including the FFM
The Historic Building or the FFM:	means the Former Fanling Magistracy Building

The following definitions are borrowed from the Burra Charter – Australia ICOMOS Charter for the Conservation of Places of Cultural Significance as below:-

Place:	means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Cultural significance:	means aesthetic, historic, scientific or social value for past, present or future generations.
Fabric:	means all the physical material of the place, including components, fixtures, contents, and objects.
Conservation:	means all the processes of looking after a place so as to retain its cultural significance.
Preservation:	means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration:	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Reconstruction:	means returning a place to a known earlier state and is distinguished from restoration by the introduction of materials [new or old] into the fabric.
Adaptation:	means modifying a place to suit the existing use or a proposed use.
Use:	means the functions of a place, as well as the activities and practices that may occur at the place.
Compatible use:	means a use which respects the cultural significance of the place. Such a use involves no, or minimal, impact on cultural significance.
Setting:	means the area around a place, which may include the visual catchment.
Related place:	means a place that contributes to the cultural significance of another place.
Related object:	means an object that contributes to the cultural significance of a place but is not at the place.
Associations:	mean the special connections that exist between people and a place.
Meanings:	denote what a place signifies, indicates, evokes or expresses.
Interpretation:	means all the ways of presenting the cultural significance of a place

9 THE PROPOSED WORKS

9.1 The HKFYG Institute for Leadership Development

Under the R-Scheme Consolidated Project Proposal submitted by the applicant, the site will be adaptive reused as a training institute campus. The campus will accommodate a training centre and a hostel block with catering service. The existing surrounding greenery and open spaces will form the landscaped garden to enhance the green environment of the site.

The institute will offer different leadership training courses including overnight staying programme for local and overseas youngsters. It will also provide program for the training of Heritage Conservation Young Leaders to organise and promote local cultural heritage by tours, exhibitions and activities to enhance public interest in and understanding on the local cultural heritage, especially in North District.

9.2 The Proposed Works

9.2.1 The Conservation, Adaptive Reuse and Upgrade of the FFM into the Training Centre

The existing FFM building will be adaptive reused. It will be upgraded as necessary to suit new uses and fulfil statutory requirement. New proposed layout plans are attached in **Appendix B** in this report.

FFM – Exterior

- There will be no alteration to the front external façade and no major alteration to the back and two side façades. Minor alterations are mostly to cater for new building services provision (at the original carport and E&M room on the north façade) and new use (new glass enclosures to the south carport (fully glazed) and the north carport (half glazed))
- General repair to the external façade include repainting the façade with compatible new paint tone
- Improvement to external lighting and building services if necessary. New building services piping and ducting will be placed at less prominent locations, preferably in building interior as far as possible. No window type A/C will be used
- Existing later added ramp at the front façade will be removed. Barrier free access will be provided by a new ramp at the rear side of the FFM

FFM - Interior

Ground Floor

- The public entrance lobby will be restored by removing the later added courtrooms and pantry. Existing finishes will be retained and repaired
- The defendant's corridor and cells with benches will be preserved with settings. Three of the cells will be used as meeting rooms and one of them will be reserved for interpretation purpose. The space of the original defendant's loading area will be preserved and used for interpretation during guided tour/ as a multi-function room during other time. A new full height glass panel with a door will be added next to the metal gate of the loading area and the metal grilles and gates of three cells to suit new use but retain transparency at the same time

- The original shroff area, and its counter, security grilles and the safe will be preserved for heritage interpretation
- Other areas on the ground floor will be converted to lecture rooms and other facilities necessary for the new use

First Floor

- The later altered No.1 Court Room will be converted to a new Mock LegCo Chamber
- The No. 2 Court Room, the adjoining defendant's staircase, the magistrate's corridor will be preserved with original setting and finishes (repair as necessary). The No. 2 Court Room will be used for interpretation during guided tour and for lecture during other time, while the adjoining defendant's staircase will only be used for guided tour
- The space of one of the magistrate's chambers will be retained for interpretation purpose during guided tour, and will be flexibly used for lecture/ meeting purpose during other time. However, the other magistrate's chamber will have to be altered to give a corridor for statutory MOE requirement
- The public lobby with existing finishes will be preserved, except minor alteration to the location and size of door openings
- Other areas on first floor will be converted to lecture rooms, meeting rooms, multi-function rooms, ancillary office and other supporting facilities necessary for the new use

Roof Floor

- Existing plant room will be reused as E&M plant room (mainly MVAC) as much as possible

Staircase & Central Light Well

- The central staircase will be preserved, though upgrade to the protective barrier will be needed to fulfil regulation
- The defendant's staircase adjoining the No. 2 Court Room will be preserved with original setting and finishes (repair as necessary) for interpretation
- The other two original staircases will be upgraded to comply MOE requirement. Fire-protected lobby and additional railing will be added to enhance its fire-protecting standard. Impairing to existing physical fabric will be minimised as far as possible. Upgrade of the existing balustrade will be needed to fulfil protective barrier requirement
- The central light well will be preserved, except disturbance by the addition of a new lift platform to serve for barrier free access. Window openings to the well on both G/F and 1/F will be modified to form new access

General layout

- All original door openings will be preserved and reused as much as possible, especially in the preserved lobbies
- The preserved spaces and areas will be introduced by guided tours for interpretation purpose
- Except the existing plant rooms on roof to be used for housing MVAC and the existing E&M room & magistrates' garage on G/F to be altered slightly for housing an electricity supply cut-out, water meter and FS inlet, other necessary new building services (including water tanks and pumps) will be housed on the roof of the new hostel block to reduce structural impact to FFM
- The acoustic performance of the existing windows for the proposed lecture rooms, meeting rooms and office will be enhanced to meet the requirement under the Preliminary

Environmental Review. It will be done by either replacing glass panes of the existing steel windows with thicker ones without disturbance to the window frame, or by adding new second layer windows to the internal side of the existing windows if the first method is not possible. The design and installation of the second layer window will not impair the original steel framed windows

Other Existing Buildings

- The 1983-built Annex Court Building, the 1997-built duty lawyers' Office and two small blocks housing building services will be demolished

Addition of a Hostel Block

- A new two storey hostel block will be built on a footprint similar to the 1983-built Annex Court Building to reduce impact to the surrounding trees
- The outlook of the hostel block will be compatible to the FFM (in terms of height, mass and some architectural language) but distinguishable from the historic building. The proposed building height including the rooftop E&M rooms and lift shaft will not be higher than the FFM and screened by trees to minimise the visual impact to the FFM
- Any necessary water pumps and tanks for the FFM will be housed on the roof of the Hostel Block since the existing structure & foundation of the FFM cannot support extra loading of these new building services. On the other hand, the roof top building bulk of the hostel block necessary for building services will be minimized by combining building services systems (e.g. FS and sprinkler systems) for both the FFM and the Hostel Block as far as possible, in order to reduce visual impact to the FFM by the massive roof top structure on the Hostel Block

External Area

- Existing healthy trees will be preserved as much as possible. New paving and lawn will be designed to enhance the surrounding landscape
- With the removal of the later added duty lawyer's office and the two services blocks behind the FFM, more open space and greenery will be provided
- Existing ornamental fence and granite entrance posts will be preserved
- Existing entrances and road in front of FFM will be maintained as vehicular access and EVA purposed with new paving design and level & dimension adjustment

10 ASSESSMENT OF IMPACTS AND MITIGATION MEASURES

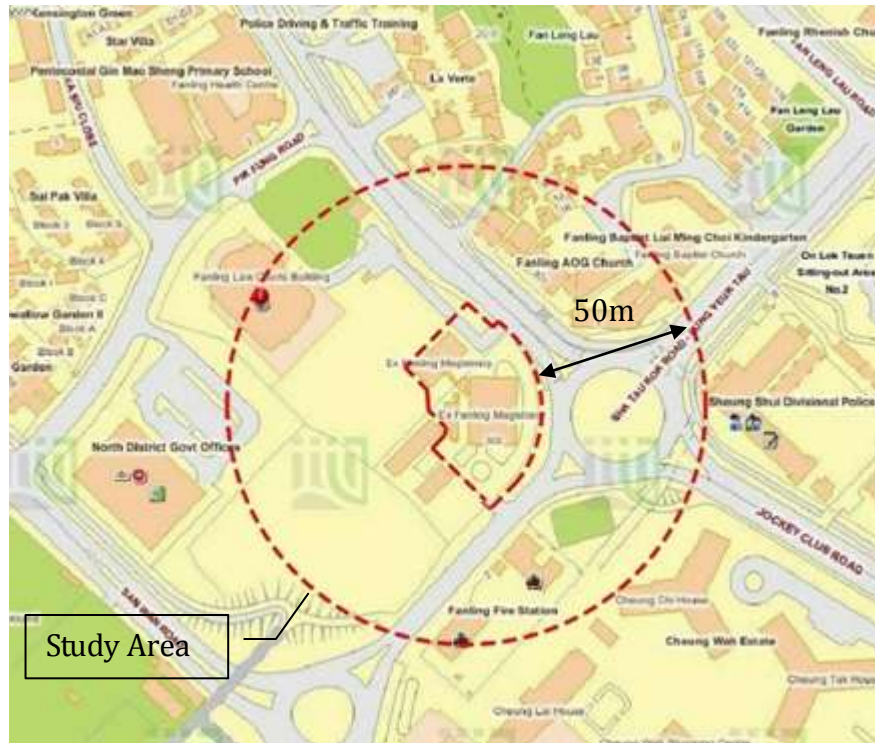
With reference to the assessment of physical conditions and degree of significance of the existing building fabric, this section is to evaluate the proposed works and any potential impact for the character defining elements (CDEs, refer to CMP) as well as to suggest any mitigation measures to reduce any adverse impact if necessary.

The definitions and explanations of terms used in this evaluation section are listed as follow:

Affected Elements	Affected elements are identified for each impact
Level of Significance	Five levels of significance are being adopted in defining or assessing the relative degree of architectural or historical value of each individual component of the conserved historic building with a table summarized below
Mitigation Measures	Practical advices on remedial actions are given to mitigate any adverse impact effects
Impact Level	<p>The level of impact on elements being assessed, after taking the level of significance of affected elements and mitigation measures, is classified into five levels as follows:</p> <ul style="list-style-type: none">• Beneficial Impact• Acceptable Impact• Acceptable Impact with Mitigation Measures• Unacceptable Impact• Undetermined Impact

10.1 Impact Assessment and Mitigation Measures of the Area 50m around the Site

A baseline study has conducted to identify if there are any historic sites within 50m from the site boundary of the project..



The study has reviewed that there is no recorded historic sites within 50m from the site boundary. Therefore, the FFM inside the site is the only historic building that should be assessed in this HIA study.

10.2 Impact Assessment and Mitigation Measures to the Project Site

Since the site is undergoing adaptive reuse, there are considerable alternation works to be done on the building fabrics within the project site, contributing a certain level of heritage impact.

Based on list of Character-Defining Elements (CDEs) identified in the Conservation Management Plan of the site, each building element is checked against the proposed works, analysed with potential impacts and recommended with mitigation measures. They are summarized in a separate table in the **Appendix C** of this report.

11 RECOMMENDATIONS

11.1 Overall Assessment

Based on the overall assessment on the heritage impacts on the site in chapter 3, it is recommended that the overall potential impacts on the FFM, including its external, internal and site setting, are considered acceptable and manageable with appropriate mitigation measures stated in this report.

From heritage point of view, it is opted that the proposed conversion works is able to revitalise the historic building and respect the cultural significance of the FFM with acceptable heritage impacts based on the following observations:

- The works try to preserve and enhance the surrounding trees and landscape to improve and retain the cultural landscape as an early civic building erected in rural district
- The works try to preserve all the external façade of the historic building to reflect the architectural features of stripped classicism commonly used in civic building in mid 20th century
- The works try to restore the blocked rear façade by removing the three later added structures at the back of the FFM
- The new internal layout design tries to respect the old law court history and preserved as much as its special features and spatial setting, much more importantly, incorporated into new uses
- A guided tour is proposed by the applicant, according to submitted CPP, to connect all preserved historic spaces to tell the story of the FFM to enhance public understanding and appreciation of the historic building
- The design of the new hostel block tries to achieve a scheme compatible with and distinguishable from the historic building. The tactics to set back of the rooms on roof, to keep the overall building height not higher than the FFM and to screen off by trees try to minimise the visual impact to the FFM.

Based on the above, the proposed conversion work is considered technically feasible and acceptable from heritage conservation point of view.

11.2 Recommendation for Forthcoming Conversion Works

The proposed conversion work can reuse the historic building in a flexible way, but attention should be paid on those features that are identified with heritage values, i.e. CDEs. Therefore, the Conservation Management Plan (CMP) jointly prepared with this HIA, which explains the significance of FFM, identifies CDEs and gives policies and guidelines for any conversion works, should be thoroughly studied by those involved in the subject project.

In case there is any significant change to the design plans in the future, which affects the cultural significance of the site, the assessment and recommendation made in this report should be reviewed by the author of this report accordingly to reassess the appropriateness of the proposed

works and formulate new mitigation measures. The CMP should be the document that any revision of this HIA report should make reference to and be based on.

Right before and during the conservation works, parties should also take actions and precautionary measures to ensure that the historic significant fabric, elements and areas are under suitable care and protection during site work:

11.2.1 Recording and Documentation

Photographic and cartographic surveys for the existing building interior and exterior structures should be conducted before carrying out the works for record purpose.

Any drawings of the conversion works, all conservation reports, conservation plans, site inspection record during the construction work stage, should be properly kept and archived for future reference and maintenance use. They should be made available to future users or professional personnel who are responsible for up-keeping the historic buildings.

Documentation of the conservation process during the implementation stage (in form of photo/ video record) should be done.

11.2.2 Protective Measures Before and During Conversion Works

Adequate protective and monitoring measures including hoardings, fencing and catch fans, scaffolding and prohibited access,...etc., should be provided to protect the historic buildings against the construction works and such protective measures should be well maintained throughout the whole construction period.

Sufficient provisions of temporary shoring and lateral support, propping and coverings should be provided as necessary to safeguard the existing building structure from possible damages during the construction works. Construction vibration shall keep to a minimum. Structural Engineer (SE) shall be consulted before any ground vibration induce construction works be conducted. All loose artifacts and decorative elements should be taken down and kept in safe temporary storage, or if not possible, temporarily secured and properly covered.

11.2.3 Site Supervision and Monitoring

It is recommended that site supervision and monitoring by qualified site supervisors experienced in historic building projects should be required during the conversion work to monitor any adverse effect to the building.

Regular site recording and monitoring of cracks, tilting and settlement check points should also be implemented subject to structural engineer's recommendation. If suspected new elements that may be of cultural significant is found, contact AMO and responsible heritage work consultant to investigate the impact done to the newly discovered elements and make suitable decision and design mitigation measures in safeguarding those valuable fabrics.

11.2.4 Standard of Workmanship

It is important to respect traditional craftsmanship to ensure that the restoration is successful to maintain, protect and strengthen the usable life of the historic building. The following guidelines can help achieve the goal of this:

- Materials, technique and extent of works shall be carefully prepared, recorded and provided in the project specification and working drawings
- Tradesman or construction company with tradesman with experience in traditional craftsmanship should be appointed. Under DevB's list of approved contractor, there are a contractor category of "Repair and Restoration of Historic Buildings" inside "List of Approved Suppliers of Materials and Specialist Contractors for Public Works" where appropriate companies can be chosen from
- In order to prevent unnecessary damage due to incorrect usage of materials and technique, mock-up should be carried out before works are fully implemented to ensure proper methodology
- Reference should be made to past or similar restoration project in local or international to explore different materials or practice to improve the standard of workmanship

11.3 Recommendation For Post Maintenance Works

Careful and detail-planned management of changes and regular maintenance can retain the cultural significance and authenticity of the historic building.

Maintenance aims to keep the identified historic fabric and building structure in good condition and to alert any potential defects that will affect or potentially cause danger to the historic building in advance. In some cases, conversion and renovation works are unavoidable for meeting user's need in different stage of usage in future. However, approach of minimum intervention and reversibility should be kept as the guiding principle for the works.

In the future building management, the responsible staff that are responsible in overseeing the routine maintenance and repair works, shall either receive training or have experience in building, building operation and service management relating to historic building. The suggestions, recommendations and the identified CDEs mentioned in the CMP and this report can be extracted to form a set of guidelines for future staff to understand values of the site and the guiding principle for management purpose. These guidelines should be made ready before operation of the subject site. Moreover, regular site inspection to the historic building shall be conducted to ensure the preserved CDEs and building state are maintained in good state or where any preventive maintenance or protection is necessary.

As the FFM is a grade 3 historic building, any proposed works in the future not mentioned in this HIA, including demolition, alteration and addition works, restoration and repair works to the identified CDEs shall be reported with proposed mitigation for further approval from AMO accordingly.

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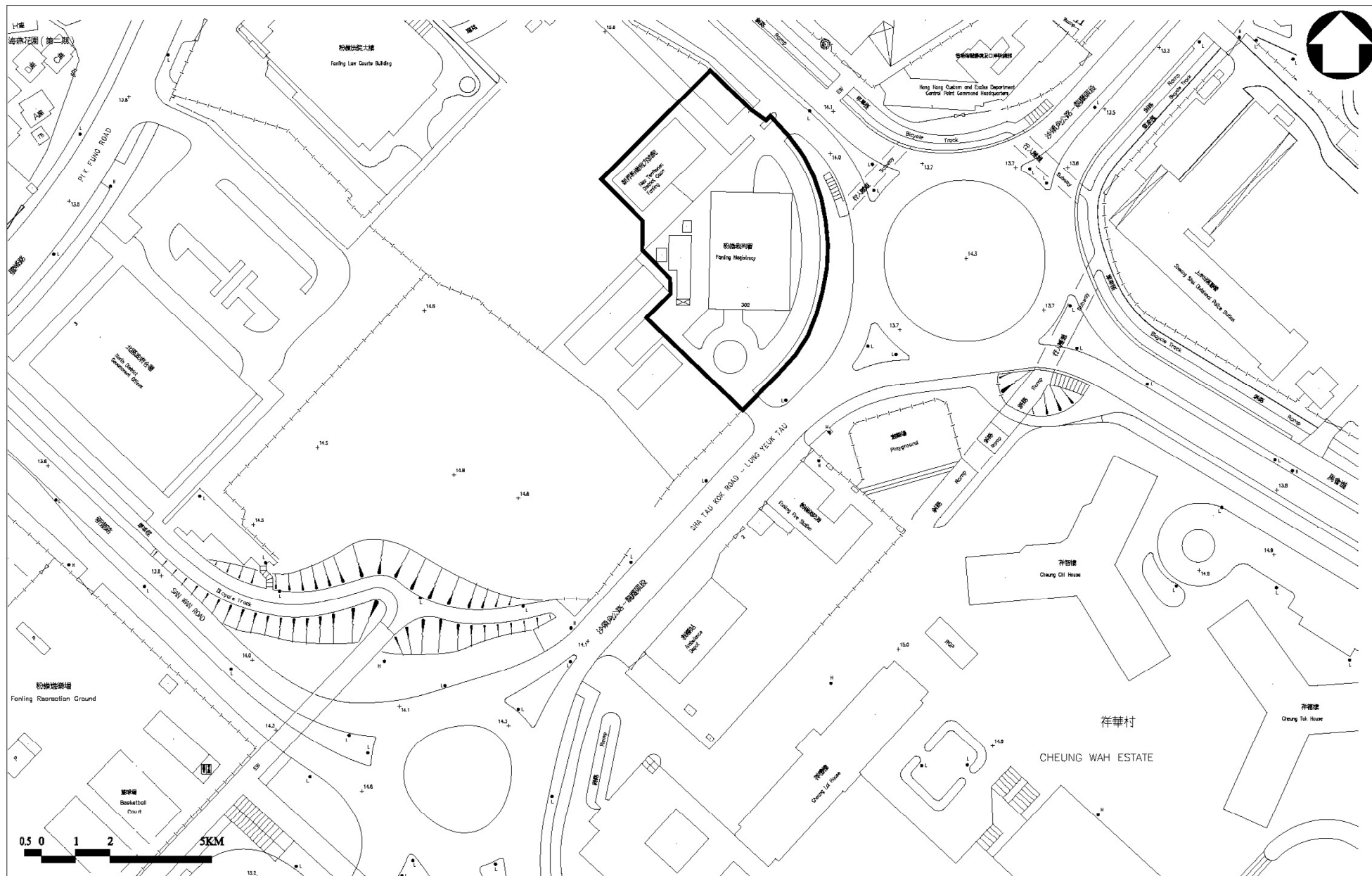
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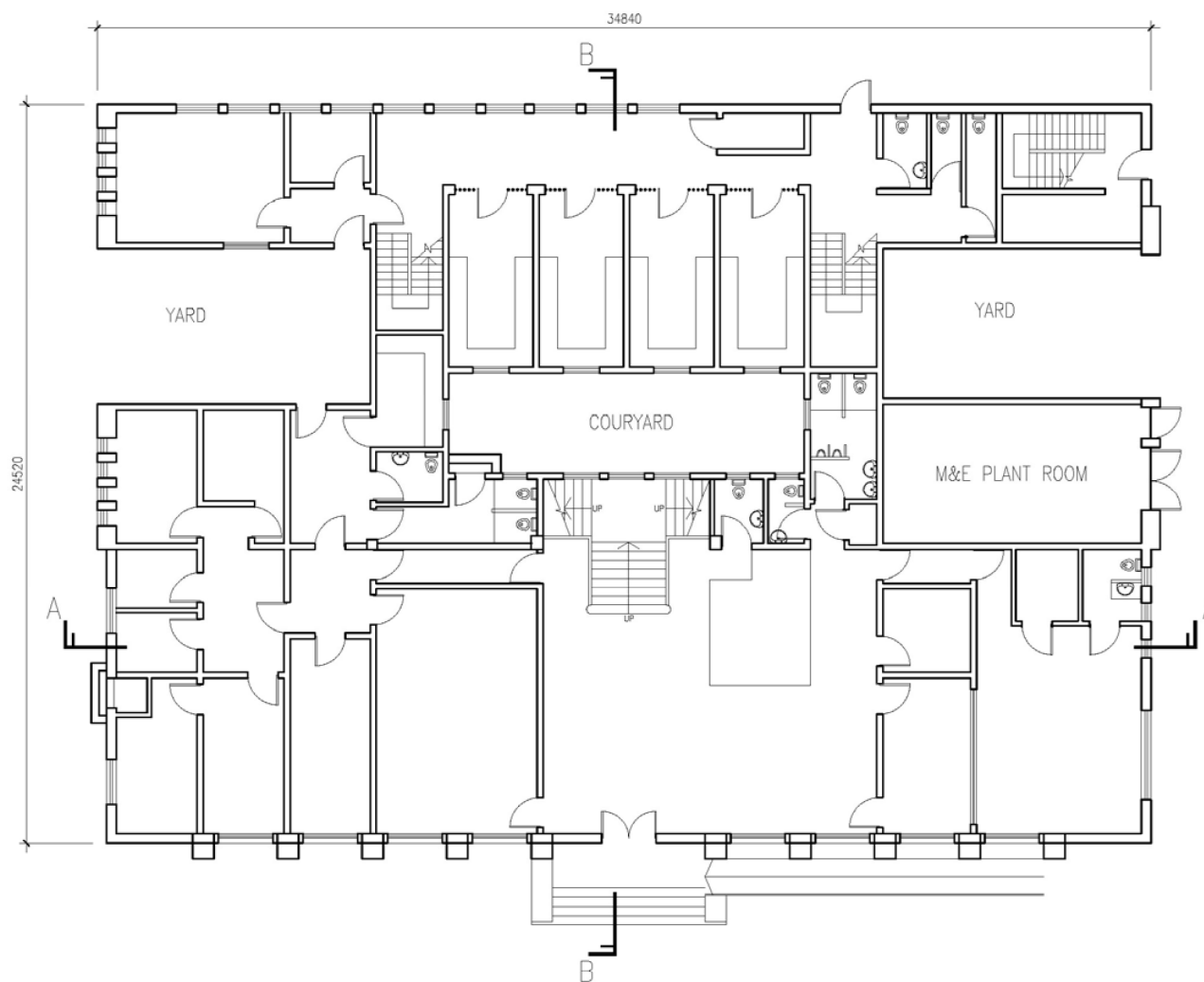
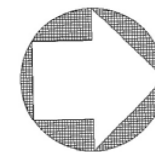
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Appendix A Existing Layout Plan for Former Fanling Magistracy

(Source: Revitalising Historic Buildings Through Partnership Scheme Former Fanling Magistracy Resource Kit)



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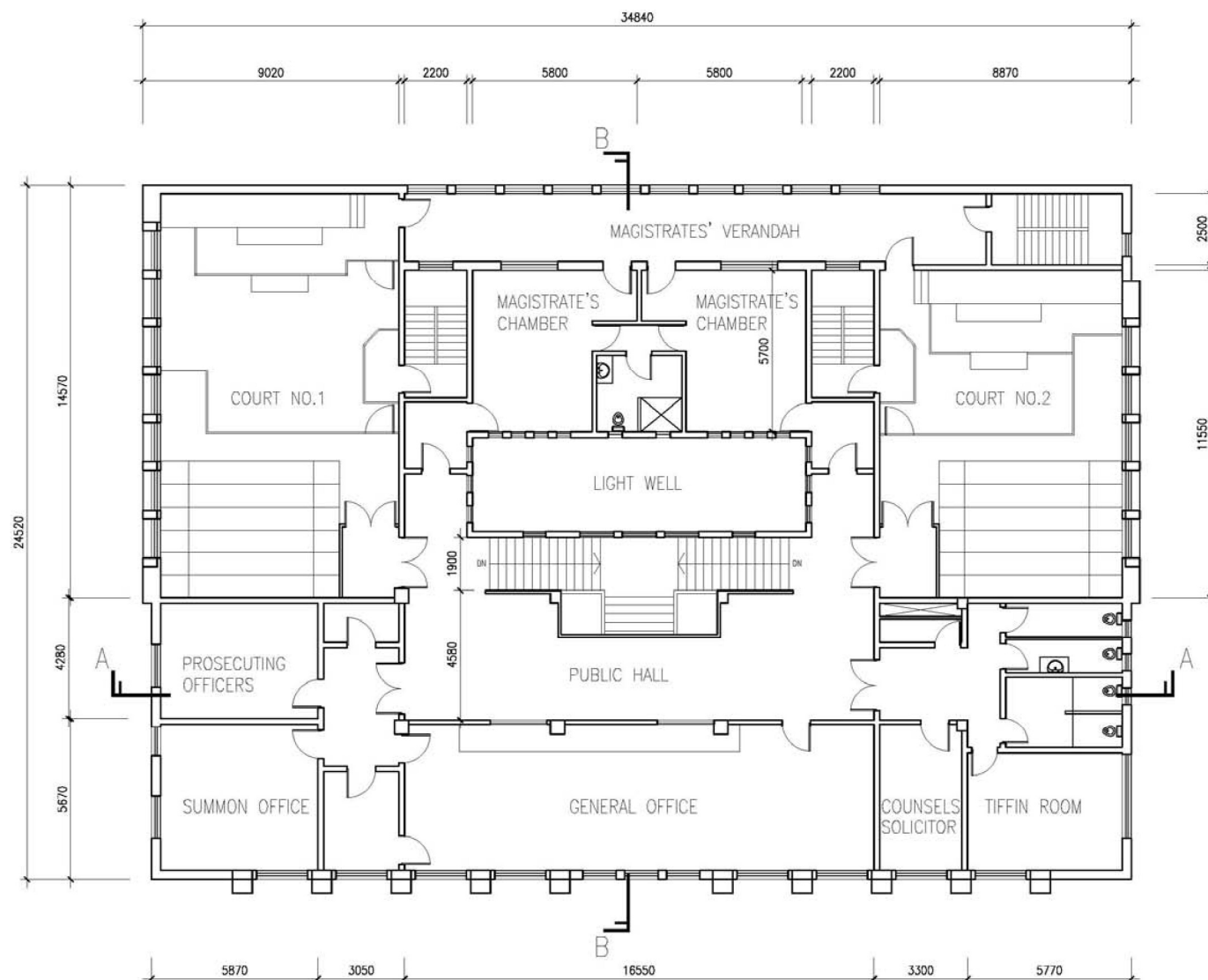
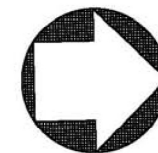
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PROJECT:
**Former Fanling Magistracy 302 Jockey Club Road,
Fanling, New Territories**

DRAWING TITLE:
**GROUND FLOOR PLAN OF FORMER
FANLING MAGISTRACY**
SCALE:
1 : 150

DRAWING NO.:
FM-02



ARCHITECTURAL SERVICES DEPARTMENT

PRODUCED BY:

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All dimensions are in millimetres.

PROJECT:

**Former Fanling Magistracy 302 Jockey Club Road,
Fanling, New Territories**

DRAWING TITLE:

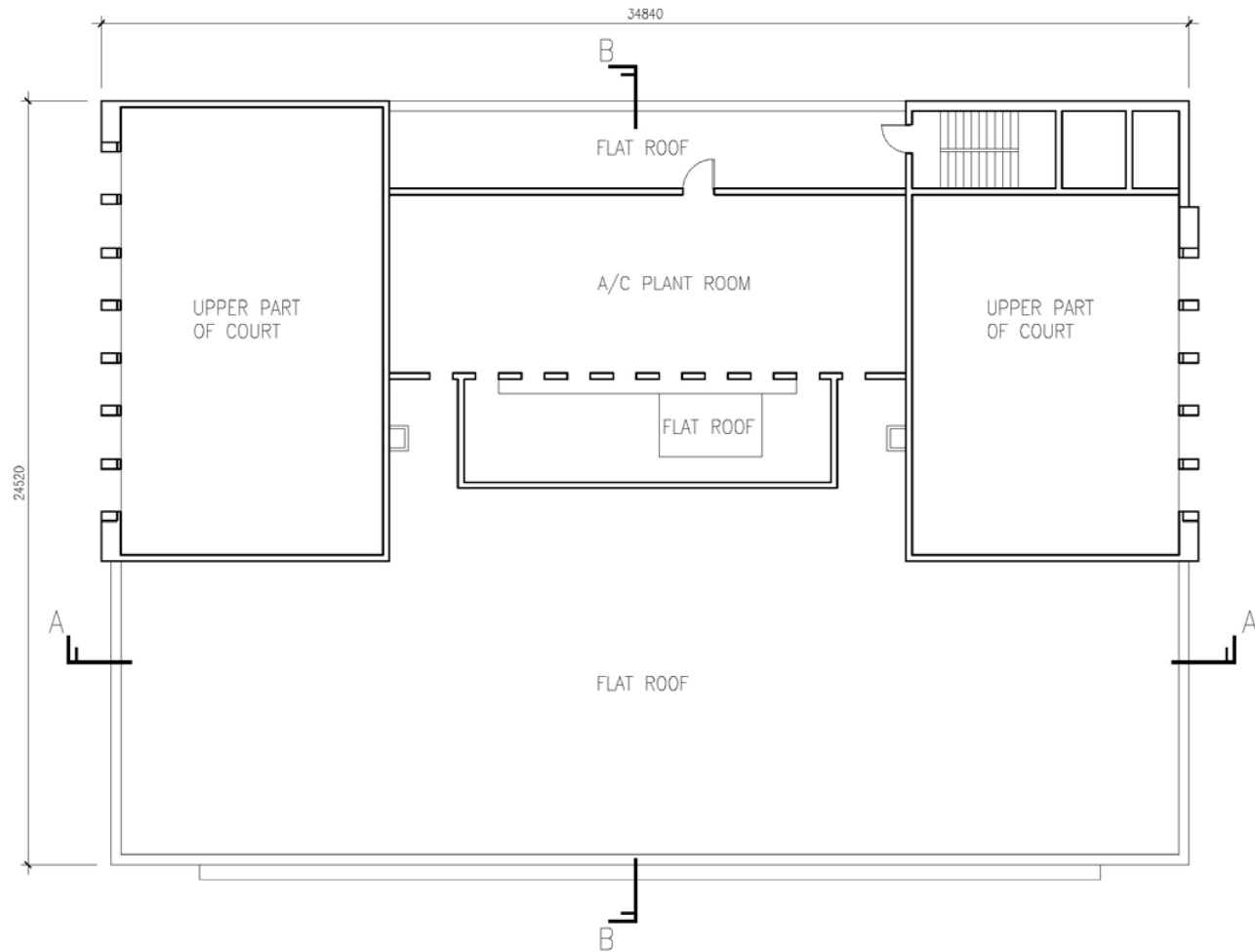
**FIRST FLOOR PLAN OF FORMER
FANLING MAGISTRACY**

SCALE:

1 : 150 (A3)

DRAWING NO.:

FM-03





EAST ELEVATION

0.5 0 1 2 4M



ARCHITECTURAL SERVICES DEPARTMENT

PRODUCED BY:

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Architectural Conservation Office

DATE OF PRODUCTION : 15/05/2009

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All dimensions are in millimetres.

PROJECT:

Former Fanling Magistracy 302 Jockey Club Road,
Fanling, New Territories

DRAWING TITLE:

EAST ELEVATION OF FORMER
FANLING MAGISTRACY

SCALE:

1 : 150 (A3)

DRAWING NO.:

FM-05



SOUTH ELEVATION



 <p>ARCHITECTURAL SERVICES DEPARTMENT</p>	<p>PRODUCED BY:</p> <p>ACO Architectural Conservation Office</p> <p>DATE OF PRODUCTION : 15/05/2009</p>	<p>NOTES:</p> <p>The drawings should not be construed as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.</p> <p>All dimensions are in millimetres.</p>	<p>PROJECT:</p> <p>Former Fanling Magistracy 302 Jockey Club Road, Fanling, New Territories</p>	<p>DRAWING TITLE:</p> <p>SOUTH ELEVATION OF FORMER FANLING MAGISTRACY</p> <p>SCALE:</p> <p>1 : 150 (A3)</p>	<p>DRAWING NO.:</p> <p>FM-06</p>
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NORTH ELEVATION

0.5 0 1 2 4M



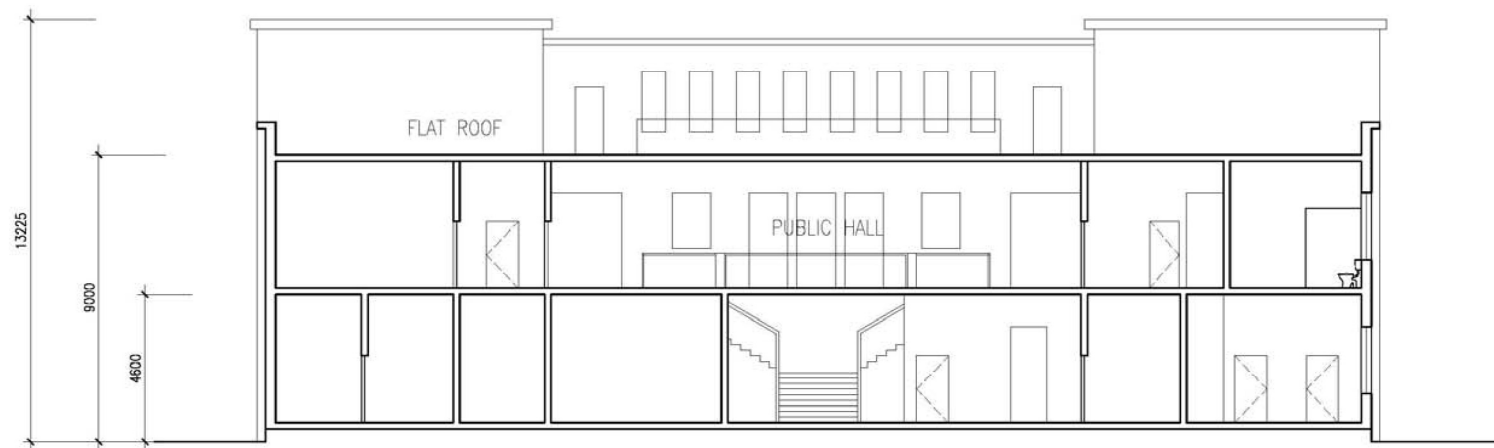
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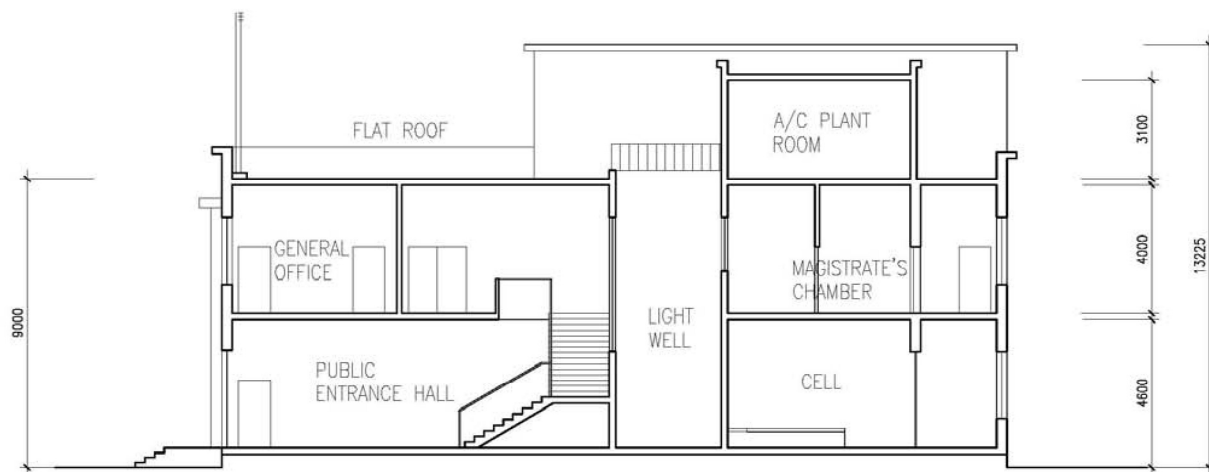
PROJECT:
Former Fanling Magistracy 302 Jockey Club Road,
Fanling, New Territories

DRAWING TITLE:
NORTH ELEVATION OF FORMER
FANLING MAGISTRACY
SCALE:
1 : 150 (A3)

DRAWING NO.:
FM-07



SECTION A-A



SECTION B-B



Appendix B Proposed Layout Plan for The HKFYG Institute for Leadership Development

EVA **B-4**

B-3

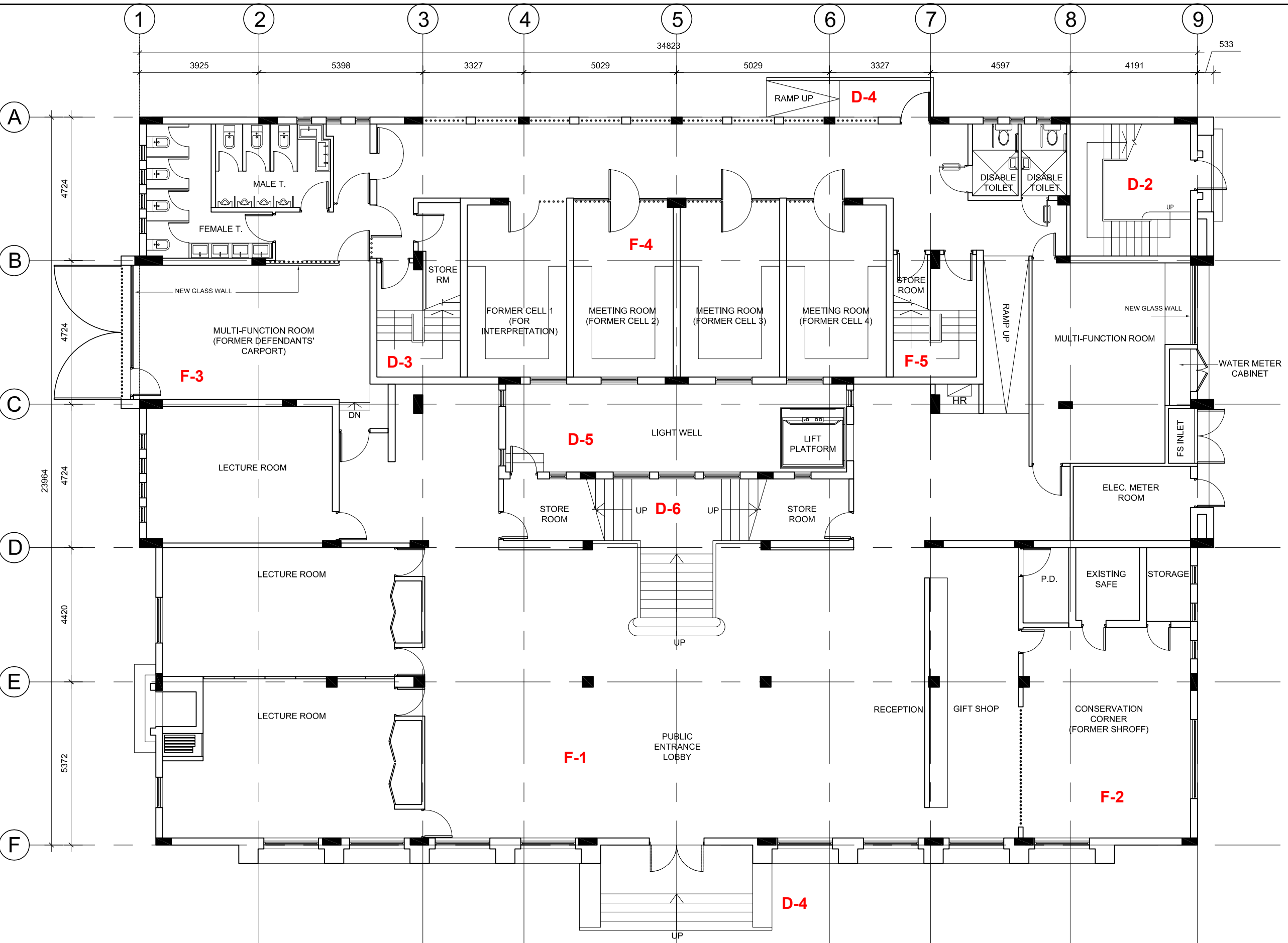
B-1

B-2

View 1

141

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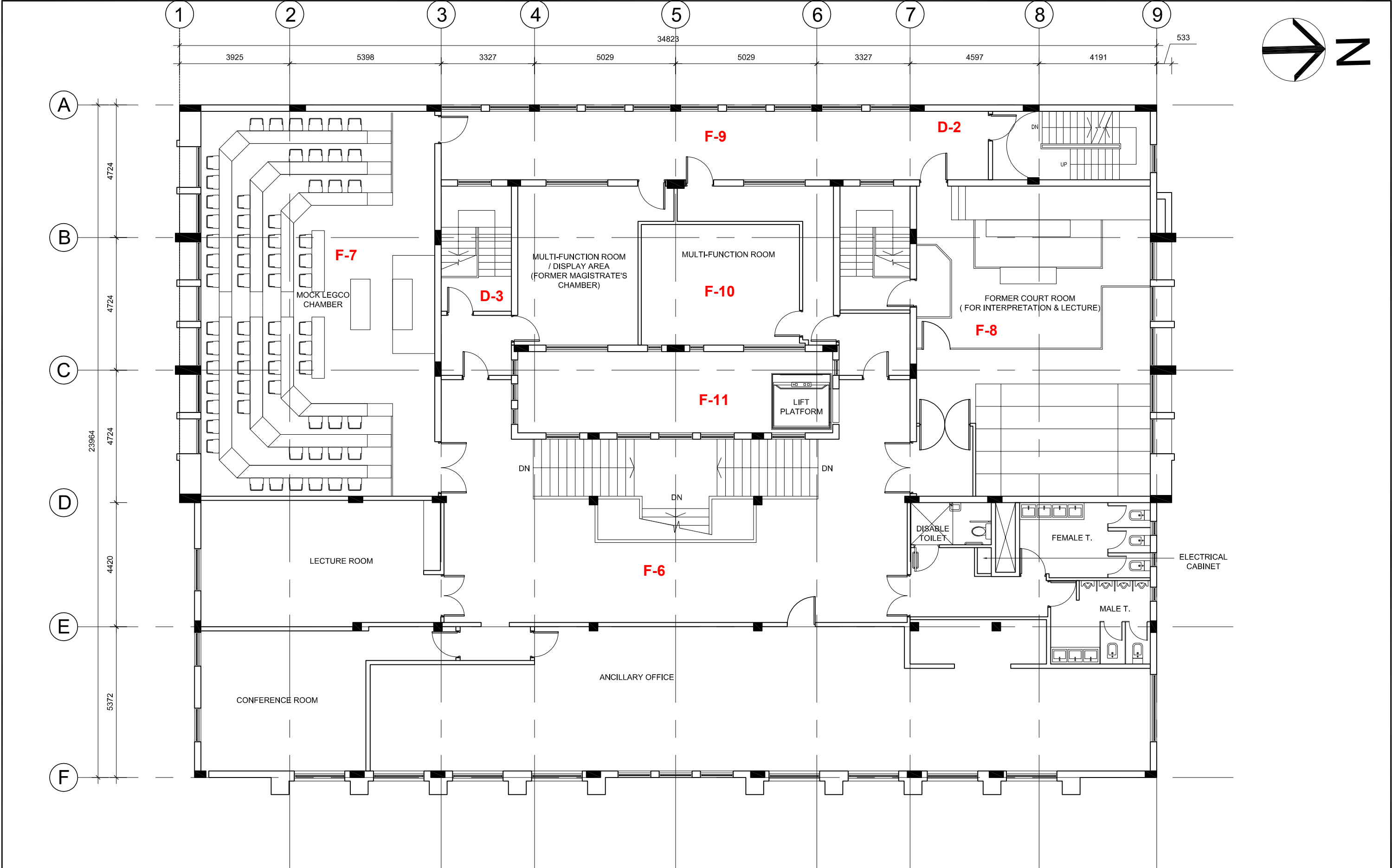
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Drawing No.	Revision No.	Scale	Date
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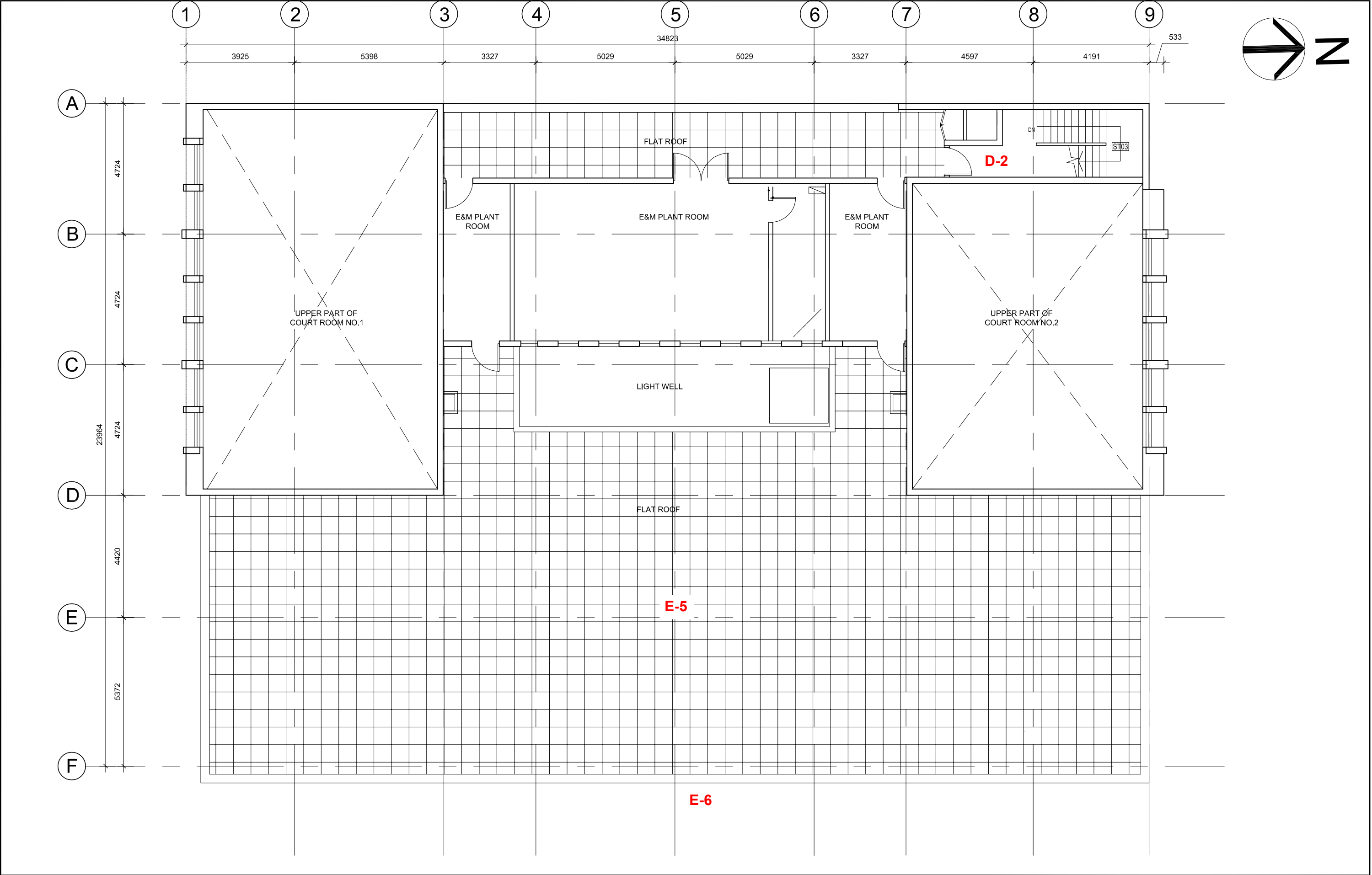
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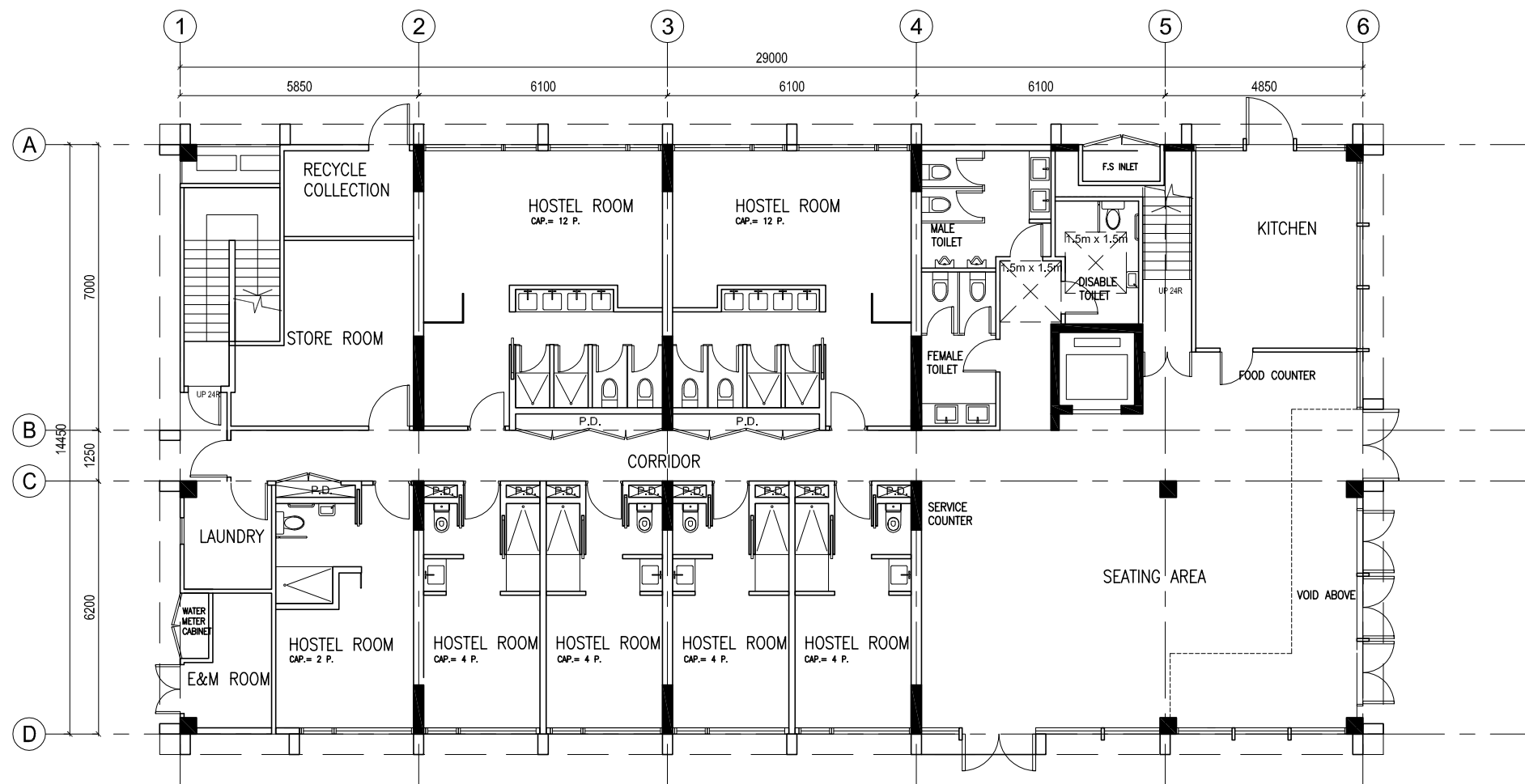
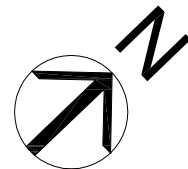
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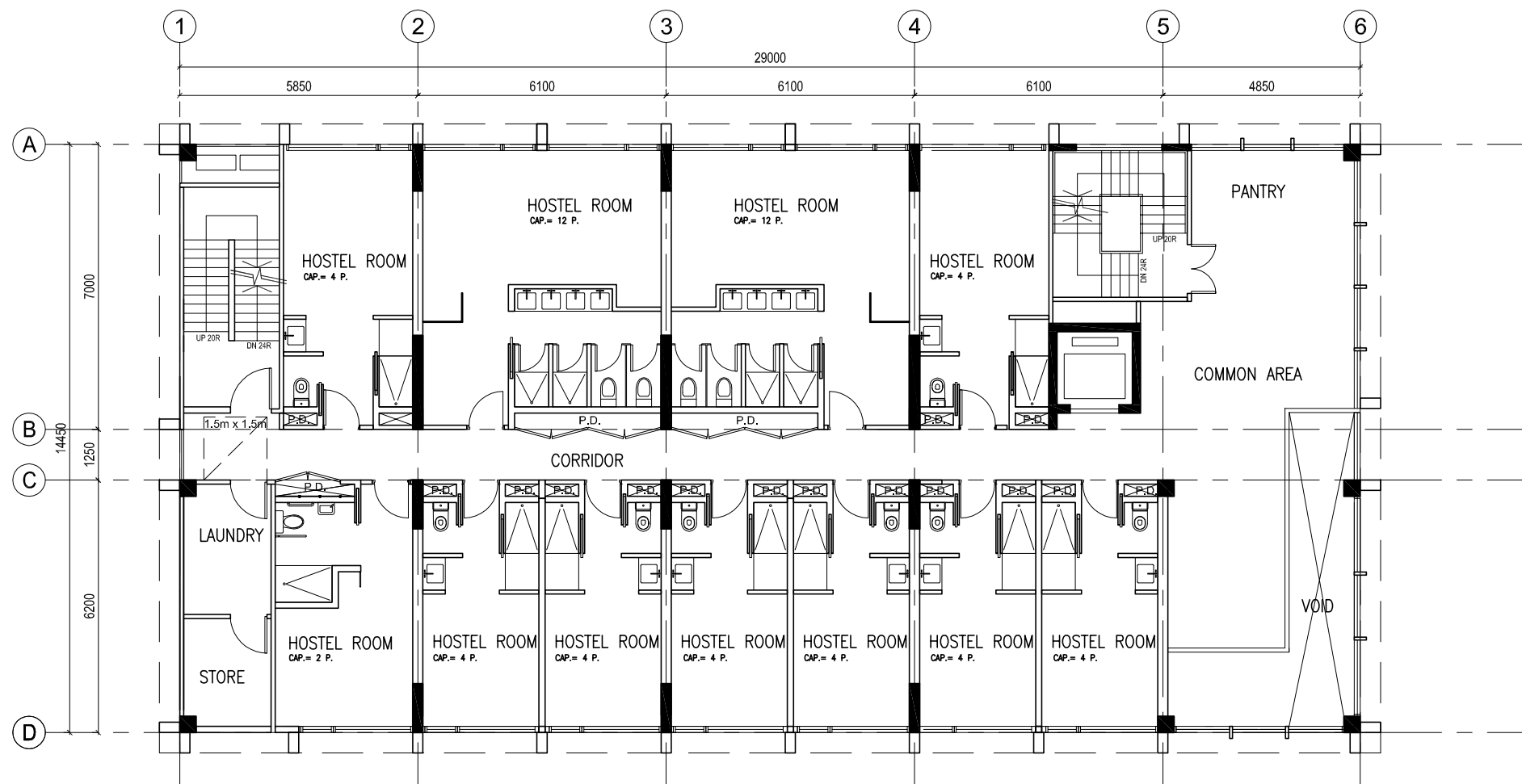
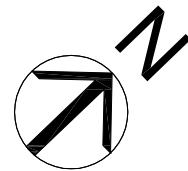
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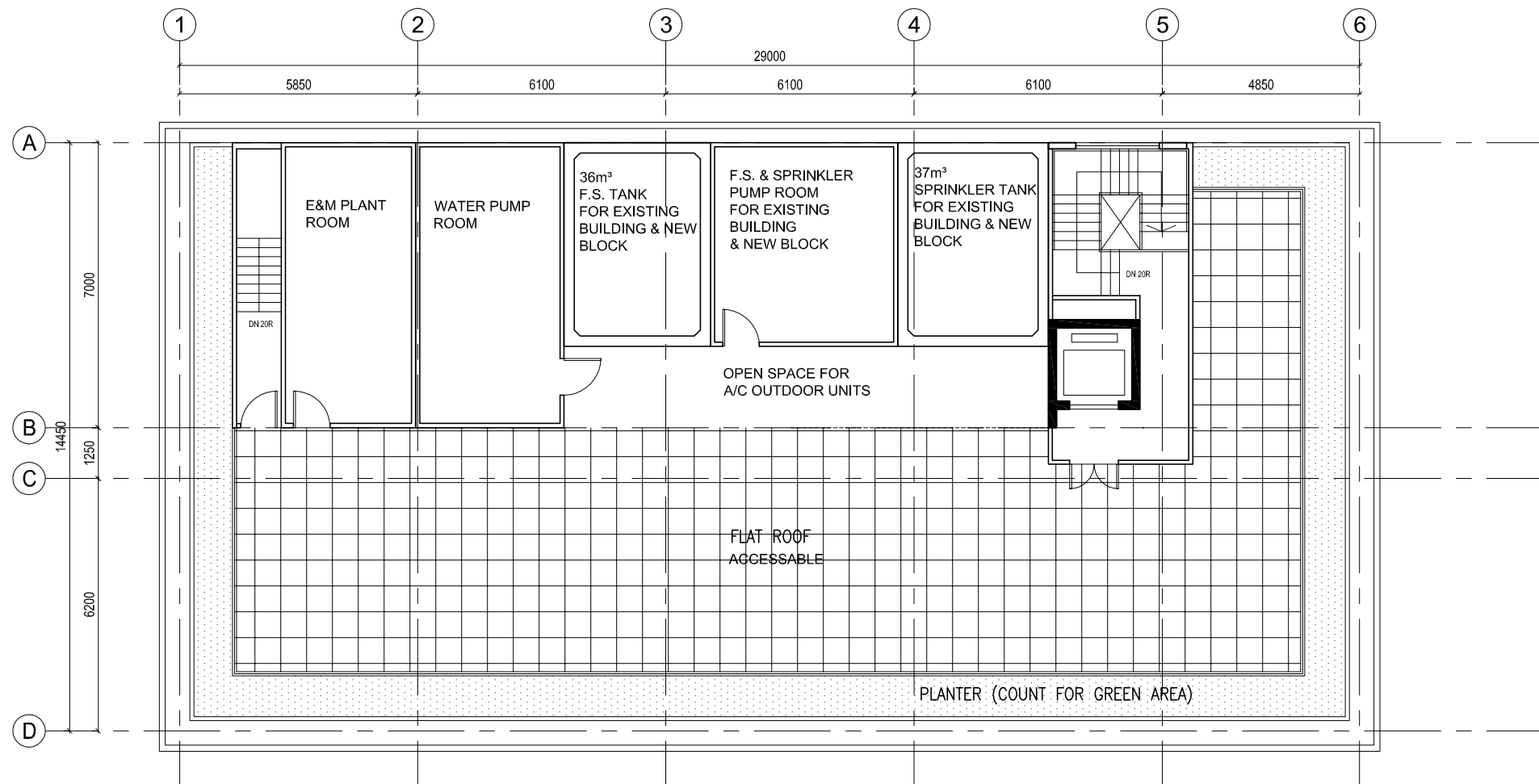
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											May 2014
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HOSTEL BLOCK

TRAINING CENTRE
(FORMER FANLING MAGISTRACY)

LANDSCAPE
GARDEN

ENTRANCE
INGRESS

EVA

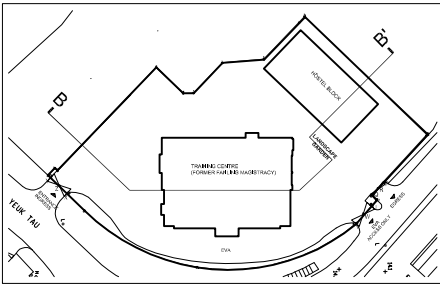
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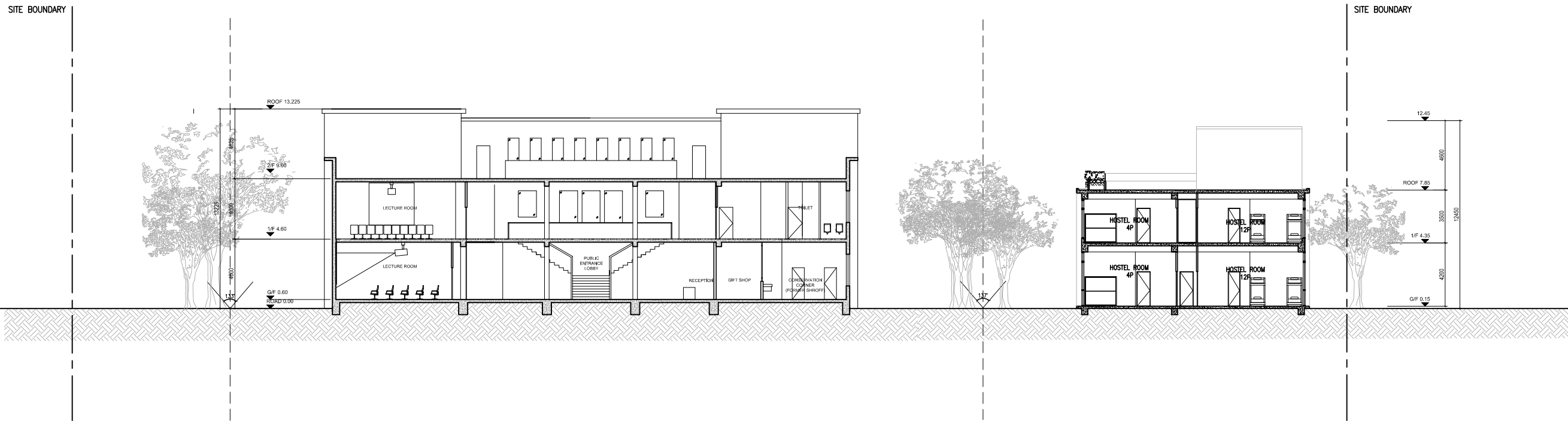


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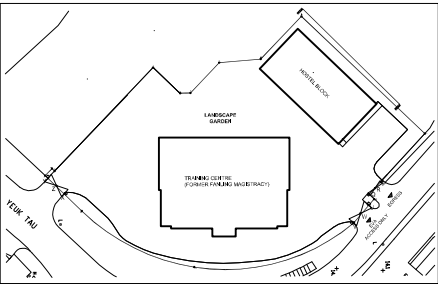
KEY PLAN



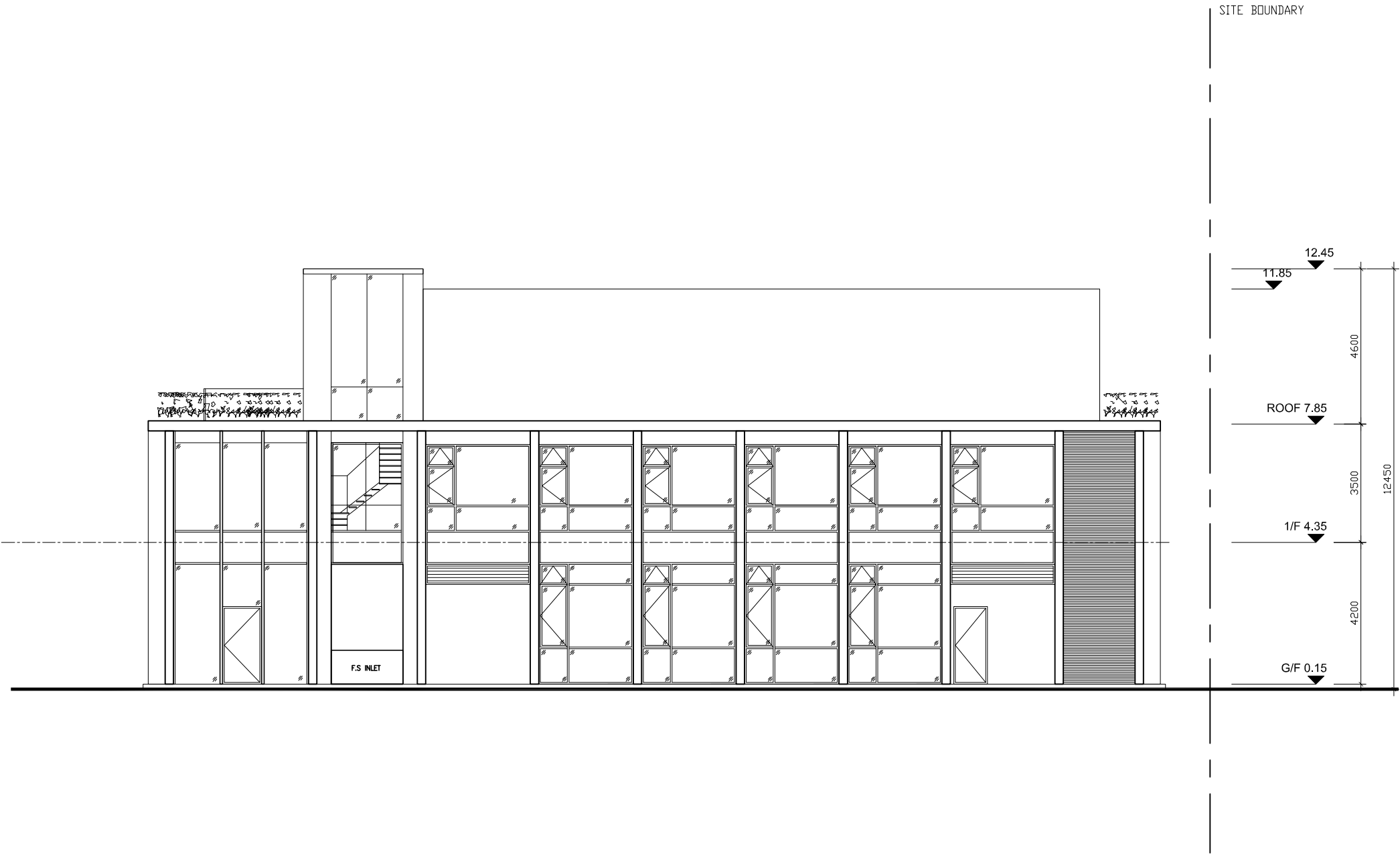
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Rev.	Date	Amendment	Purpose	Client	Project					Job No.	Drawing Title					<div><div><div>lwk&partners</div><div>architects</div></div><div>15F, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon. T : 852-2574 1633 F : 852-2572 4908 E : lwk@lwk.com 梁嘉楠建築師(香港)事務所有限公司 九龍尖沙咀海濱城環球金融中心北座15樓</div></div>
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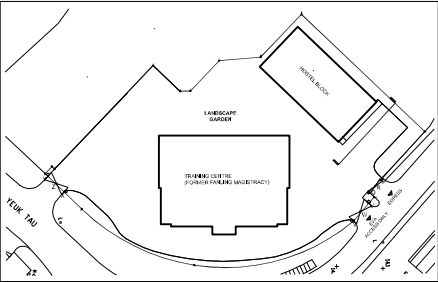




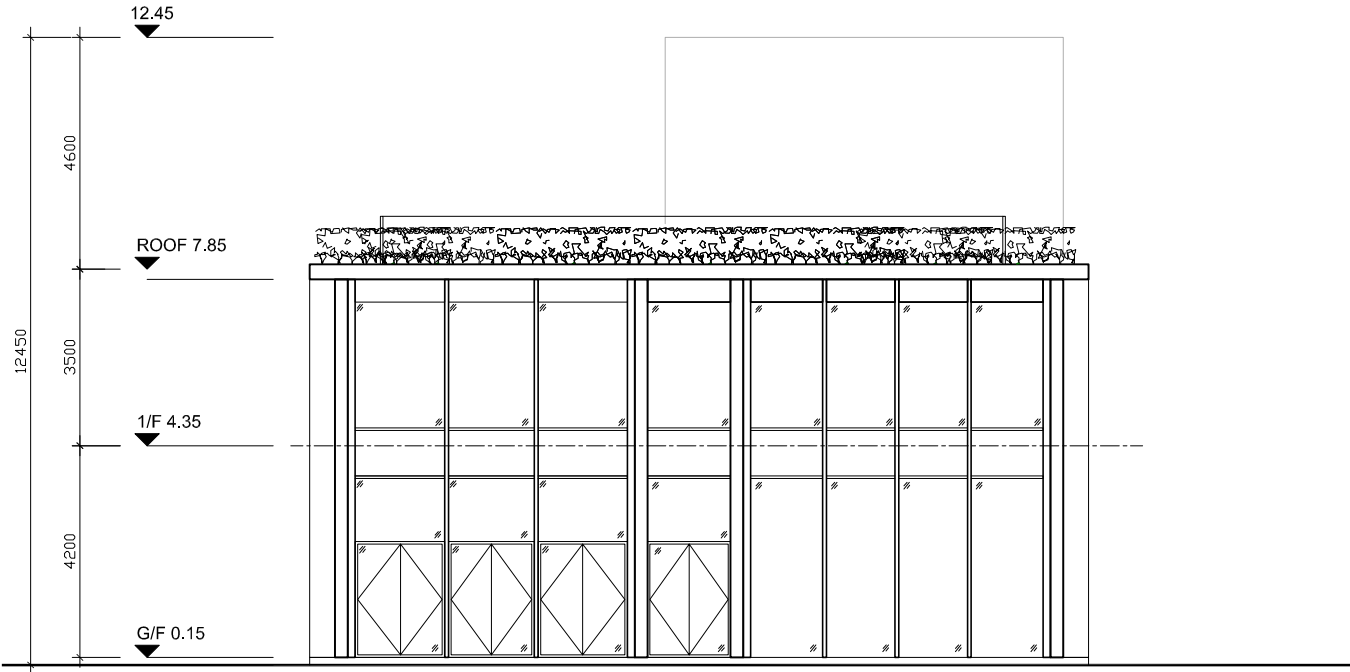
KEY PLAN



Rev.	Date	Amendment	Purpose	Client	Project				Job No.	Drawing Title				<div><div>lwk&partners</div><div>architects</div><div><div>15/F, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon. T : 852-2574 1633 F : 852-2572 4908 E : lwk@lwkp.com 梁 廣 順 建 築 師 (香 港) 事 務 所 有 限 公 司 九 龍 尖 沙 咀 海 濱 城 環 球 金 融 中 心 北 座 1 5 樓</div></div></div>	
				The Hong Kong Federation of Youth Groups	Revitalisation of the Former Fanling Magistracy into The HKFYG Institute of Leadership Development				8062H	HOSTEL -WEST ELEVATION					
					B.D. Ref.	F.S.D. Ref.	CAD Ref.	Drawn	Checked	Approved	Drawing No.	Revision No.	Scale		Date
											DS014	-	1:150	May 2014	



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Rev.	Date	Amendment	Purpose	Client The Hong Kong Federation of Youth Groups	Project Revitalisation of the Former Fanling Magistracy into The HKFYG Institute of Leadership Development			Job No. 8062H	Drawing Title HOSTEL -NORTH ELEVATION			Date May 2014	<div>- This drawing and the contents herein are the copyright of LWK & Partners (HK) Ltd. - No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of LWK & Partners (HK) Ltd. - Do not take measurements directly from this drawing. - Check and verify all dimensions on site. - Read this drawing in conjunction with the specifications and all other related drawings - Notify the Architect immediately of any discrepancy found herein.</div>
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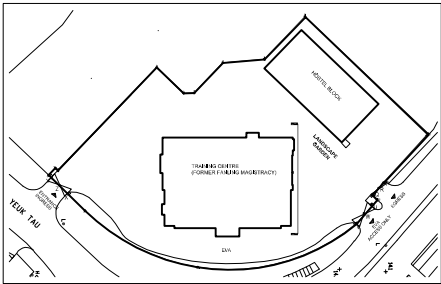
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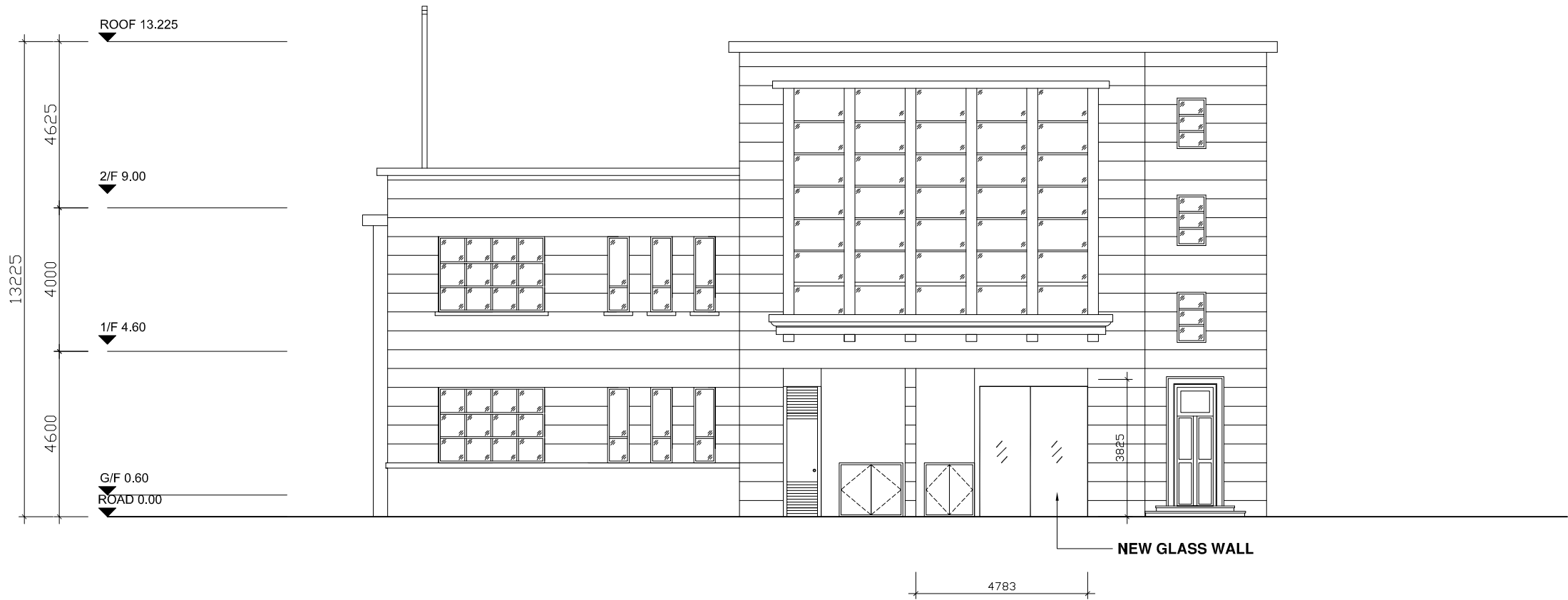




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* LANDSCAPE DETAIL SHOULD REFER TO LANDSCAPE PROPOSAL

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				The HKFYG Institute for Leadership Development Limited	Revitalisation of the Former Fanling Magistracy into The HKFYG Institute for Leadership Development			8062H	TRAINING CENTRE -NORTH ELEVATION			
					B.D. Ref.	F.S.D. Ref.	CAD Ref.	Drawn	Checked	Approved	Drawing No.	Revision No.
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											Scale	Date
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Rev.	Date	Amendment	Purpose	Client	Project					Job No.	Drawing Title					<div>lwk&partners</div> <div>architects</div>
				The HKFYG Institute for Leadership Development Limited	Revitalisation of the Former Fanling Magistracy into The HKFYG Institute for Leadership Development					8062H	TRAINING CENTRE -WEST ELEVATION					
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View 1 Street View (from Jockey Club Road) of revitalised Former Fanling Magistracy into The HKFYG Institute for Leadership Development

Appendix C Table of Impact Assessment

A. General



Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
A-1	Change use (Conversion of the court building into an institutional building for training purpose)	Understanding of the history of FFM and the site	Not Applicable	Adaptive reuse of the place	<ul style="list-style-type: none"> • Document the exiting state of building before works commenced • Identify CDEs which should be preserved • Establish ways to enhance and reinforce the understanding of the history of the Site and its past uses by appropriate interpretation including preserving important spaces and rooms, providing display of historical information and establishing a guided tour for to facilitate the interpretation • Maintain specimen spaces for better understanding 	Acceptable with mitigation measures
A-2	Potentially upgrade the structure of FFM (it is foreseen that no structural upgrade is required as the original court use carries similar loading requirement to the new training centre), subject to further structural assessment	Structural integrity of FFM	Not Applicable	<p>Erect new internal partitions and walls to facilitate new uses or to meet statutory requirement, which may require a higher loading capacity;</p> <p>Upgrade slabs locally to suit new use if necessary</p>	<ul style="list-style-type: none"> • Conduct structural conditions and capacity survey of the building prior to confirmation of the accommodation and its internal layout • Design the new layout sensibly to respect original structural members' layout • Assign new functions sensibly to areas of similar loading requirements • Reduce loading by removing non-character defining walls if possible and as necessary to retain the overall loading requirement of the whole building, so as to minimize impact to the existing foundation • Upgrade slab by adding beam only as the last resort 	Acceptable with mitigation measures


B. External and Landscape Works

Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
B-1 (see plan)	Preserve of mature trees & Plant new compensatory trees	Mature trees Unobstructed view from FFM to the roundabout	Not Applicable High	Not Applicable Compensate tree felling necessary for the new development	<ul style="list-style-type: none"> Carry out tree survey to evaluate the ecological and amenity values of existing trees, including recommendation of treatment to existing trees. Prepare a tree preservation and landscape proposal before any construction works Engage an arborist to monitor the condition of existing trees during the construction period Plant new trees strategically so as not to block view from FFM to the roundabout 	Beneficial Acceptable with mitigation measures
B-2 (see plan)	Preserve two vehicular entrance gates flanking with granite posts	Granite cladded posts with ornamental light fittings on top at two entrance gates 	High	Not Applicable	<ul style="list-style-type: none"> General cleaning to granite surface using accredited methods Repair gate or restore if beyond repair Repair (or restore if beyond repair) and reconnect the light fitting to make it functional 	Beneficial
B-3 (see plan)	Preserve boundary fence wall	Granite based cast iron fencing with simple ornamented spears 	High	Not Applicable	<ul style="list-style-type: none"> General cleaning to granite surface using accredited methods Repaint the fencing to retard rusting, reproduce and refix missing parts where necessary to match surrounding Fix loosed granite blocks 	Beneficial


B-4 (see plan)	<p>Upgrade the access road to the standard of EVA</p> <p>Adjust EVA level to reduce level difference between the main entrance and the EVA to less than 600mm</p>	Access Road in front of FFM	No Significance	<p>Fulfil the current requirement of emergency vehicular access</p> <p>Avoid necessary addition of protective barrier at the main entrance, which is now 700mm above EVA</p>	<ul style="list-style-type: none"> • Retain the alignment of the road as far as practicable • Minimize impact to existing healthy trees as far as possible 	Acceptable
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C. New Addition & Removal



Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
C-1 (see plan)	Demolish the Annex Court Building together with its enclosed connection on ground floor to the Former Fanling Magistracy	Annex Court Building 	NO significance	The old building cannot cater for the proposed facilities as a hostel due to inadequate floor space and limited window openings	<ul style="list-style-type: none"> Record the Annex Court Building by photo before demolition Record the existing site layout, including the FFM, the Annex Court and other later added buildings by drawings 	Acceptable
	Construct a hostel block on the previous footprint	The Exterior of the FFM viewing from street	High		<ul style="list-style-type: none"> Limit the height of the new hostel block not higher than the Former Fanling Magistracy Limit the building bulk of the roof structure to further reduce visual impact to the FFM Set back the new building from external street view and FFM to minimise visual impact Maintain the footprint of the new hostel block similar to the Annex Court Building to minimise impact to surrounding trees, which help screen off the new building Use compatible building height, mass, scale and some architectural languages, but with distinguishable contemporary design approach 	Acceptable with mitigation measures
C-2 (see plan)	Demolish the Duty Lawyers' Office	Duty Lawyers' Office 	Intrusive	<p>The old building cannot suit the proposed new use</p> <p>Removal of the later addition enhances the appreciation of rear façade/west elevation of FFM and improves outdoor landscape</p>	<ul style="list-style-type: none"> Record by photo before demolition Record the existing site layout, including the FFM, the Annex Court and other later added buildings by drawings 	Beneficial

Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
C-3 (see plan)	Demolish the two small plant room buildings	Two Small Plant Room Buildings 	Intrusive	<p>The old buildings cannot fit for the new E&M requirement of the new use</p> <p>Removal of the later addition enhances the appreciation of rear façade/west elevation of FFM and improves landscape design</p>	<ul style="list-style-type: none"> Record by photo before demolition Record the existing site layout, including the FFM, the Annex Court and other later added buildings by drawings 	Beneficial

D. Main Building – Upgrading Works to fulfil current statutory requirement



Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
D-1	<p>Upgrade Fire Service installation and equipment</p> <ul style="list-style-type: none"> • Install fire hose reel and sprinkler system to the entire FFM • Install corresponding water tanks and pump equipment 	<p>Generally interior space especially ceiling soffit, internal walls and floor slabs</p>	Depends on the location	Enhance the fire safety of the building according to the current requirement on fire service installation and equipment	<ul style="list-style-type: none"> • Route the fire service water pipes carefully to avoid visual impact to major spaces • Minimise the size and number of required openings on the existing walls and slabs by grouping the pipeworks • If false ceiling is used to conceal the pipes, it should be reversible and distinguishable from the existing • Avoid locating water tanks within FFM to minimise structural impact to the historical building • Place hose reel and fire sprinkler at reachable but less prominent location to minimise adverse visual impact to internal spaces 	Acceptable with mitigation measures
D-2 (see plan)	<p>Upgrade the existing magistrate's staircase as means of escape</p> <ul style="list-style-type: none"> • Modify the external door at G/F from swing in to swing out • Add handrail • Add tactile warning strips at landings • Replace existing partition wall and door on 1/F with new fire rated separation between the staircase and the open verandah • Minor adjust a few higher risers to 150mm or less by modification to the finish • Upgrade existing metal balustrade 	<p>Magistrate's staircase, including:</p>  <ul style="list-style-type: none"> • G/F original double panel timber doors • 1/F metal gate to magistrate's verandah • 1/F partition wall and door to verandah • Wooden handrail and metal balustrade 	Moderate	<p>Fulfil the requirement under Code of Practice for Fire Safety in Buildings 2011</p> <p>Upgrade existing staircase for MOE to prevent adding new staircase in or outside the building</p>	<ul style="list-style-type: none"> • Record and document the external timber door detail before the modification works • Re-use the existing timber door and doorframe as much as possible for the modification work • Retain the exterior appearance of the door • Any introduction of new materials including timber and ironmongery should be compatible to the existing and match the existing • Replace the existing partition wall and door on 1/F with new fire rated partition and door which should be reversible, compatible with and distinguishable from the existing • Relay disturbed floor finishes by mosaic matching existing and thinner screeding • The design of the addition/ upgrade of balustrade and handrail should be simple and distinguishable from existing, while the original balustrade and handrail should be preserved as far as possible. The detailing of the upgrade should be reversible as far as possible • Try to retain façade 1/F metal gate on landing as far as possible. Relocate or salvage if retention is not possible 	Acceptable with mitigation measures


Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
D-3 (see plan)	<p>Upgrade the existing defendant's staircase to No.1 Court Room (on south side) as means of escape</p> <ul style="list-style-type: none"> • Modify the external door at G/F from swing in to swing out • Add handrail • Add tactile warning strips at landings • Block the opening to defendant's dock and construct new opening to 1/F public hall • Upgrade the staircase lobby on 1/F as fire rated enclosure • Upgrade existing metal balustrade 	<p>Defendant's staircase on south side</p>  <ul style="list-style-type: none"> • White glazed ceramic wall tiles • Wooden handrail and metal balustrade • High level steel windows with metal grilles and mesh • Metal gates 	High	<p>Fulfil the requirement under Code of Practice for Fire Safety in Buildings 2011</p> <p>Upgrade existing staircase for MOE to prevent adding new staircase in or outside the building</p>	<ul style="list-style-type: none"> • Record and document the existing layout and timber doors detail before the modification works • Re-use the existing timber doors and doorframes as much as possible for the modification work • Retain the appearance of the doors • Any introduction of new materials including timber and ironmongery should be compatible to the existing and match the existing • The design of the addition/ upgrade of balustrade and handrail should be simple and distinguishable from existing, while the original balustrade and handrail should be preserved as far as possible. The detailing of the upgrade should be reversible as far as possible • Limit the necessary fixings of new handrail to tiled wall • Cover high level steel windows with FRP material in a reversible manner • Salvage metal gates if in-situ preservation is not possible • Preserve in-situ the other duplicate defendant's staircase on north side as a specimen for interpretation 	Acceptable with mitigation measures
D-4 (see plan)	Provision of Barrier-free Access – relocate G/F entrance ramp from front to rear side	<p>Ramp on the right hand side of the Main Entrance</p> 	Intrusive	<p>Fulfil the requirement under Design Manual on Barrier-Free Access 2008</p> <p>Removal of later added elements enhance the appreciation of front façade</p>	<ul style="list-style-type: none"> • façadeProtect the granite steps in front of the main entrance and external wall surface when removing the ramp • Reinstatement granite steps, original location of metal lamp posts, finishes on floor and external wall to match existing after removal of the ramp 	Beneficial
		West elevation	High		<ul style="list-style-type: none"> • Locate the new ramp between gridlines 6 & 7 on ground floor of the west elevation where there is the existing connection from FFM to Annex Court Building, where the façade has already been disturbed by this later addition, in order not to further affect the existing external wall 	Acceptable with mitigation measures


Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
D-5 (see plan)	Provision of Barrier-free Access – add a lift platform/ lift in the central light well to provide BFA from G/F to 1/F <ul style="list-style-type: none"> Form new doors by modifying existing windows on G/F and 1/F to provide access 	Central light well  <ul style="list-style-type: none"> Spatial arrangement of the light well Openness of light well Existing windows to atrium 	High	Fulfil the requirement under Design Manual on Barrier-Free Access 2008	<ul style="list-style-type: none"> Keep in minimum height and transparent as much as possible in the appearance to minimise visual impact Keep it distinguishable from existing elements Use as light as possible structure for the lift and make it an independent structure from the FFM to reduce visual and structural impact Adopt model without lift pit to avoid disturbance to the ground slab and footing. Therefore a lift platform is preferred than a lift, subject ground investigation Design the interface detail where the lift landing joining the building in a way to minimise the disturbance to the existing building and allow reversibility Fully record the existing external wall facing central light well to be opened up for the lift connection by both photos and record drawings before alteration works for possible future restoration. 	Acceptable with mitigation measures
D-6 (see plan)	Upgrading works to the decorated balustrade of T-shaped grand staircase and the staircase void	T-shaped grand staircase at the public entrance lobby <ul style="list-style-type: none"> Wooden handrail Metal balustrade 	High	Fulfil the requirement for protective barrier under Buildings Ordinance	<ul style="list-style-type: none"> The design of the addition/ upgrade of balustrade and handrail should be simple and distinguishable from existing and the detailing should be reversible Mosaic tiles may be altered locally in a minimum approach to suit such upgrading work 	Acceptable with mitigation measures


Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
D-7	<p>Improve acoustic performance to windows of sound sensitive receivers (including windows facing central light well) by:</p> <ul style="list-style-type: none"> • Replace glass pane by 6mm thick glass if the original window frame can carry it, or • Install a second layer of window to the interior side of the window 	<p>Original steel windows</p> <ul style="list-style-type: none"> - Metal grilles/mesh behind 	High	Improve the window performance in terms of sound insulation as required by the result of Preliminary Environment Review	<ul style="list-style-type: none"> • Preserve the exterior appearance of the building, the original windows and metal grilles/ mesh behind the windows • Repair or replace, according to degree of damage, the defective window, hinge and ironmongeries to match the existing to achieve consistent exterior appearance • New layer of steel windows opening inward should be installed on interior side to improve performance, at the same time, reduce visual impact • The design of new windows should be light, compatible, distinguishable and reversible and do not impair external outlook of building facade • The openable pane and panel division of the new windows should be compatible with the existing window 	Acceptable with mitigation measures

E. Main Building – Exterior



Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
E-1	<p>Façade preservation, repair & restoration</p> <p>Remove later added ramp</p> <p>Restore original affixed metal character of building name (subject to Judiciary's comment)</p> <p>Install new signage for the proposed new use</p>	<p>East elevation</p> <ul style="list-style-type: none"> • Main entrance, including <ul style="list-style-type: none"> - Granite steps - Main entrance door in panelled wood - Profiled projecting lintel - Two decorative lampposts on sides (whose location has been later altered) - Frieze above the main entrance (which is later added to replace the affixed metal character of building name) • Simple "Giant Order" arrangement including <ul style="list-style-type: none"> - Columns and pilasters - Overhanging eave • Granite base at corners • Central projecting bay with four strips of double height narrow windows on each side • Grooved stucco wall finish • Tiled spandrel panels (which has been later covered by paint) 	High	<p>Improve the condition of the external wall</p> 	<ul style="list-style-type: none"> • Preserve in-situ the entire elevation • Thoroughly survey the external wall before any repairing works • Carry out paint analysis to verify original colour and material of paint • Repair plaster as necessary and repaint the external wall with porous paint while maintaining the horizontal groove lines. Choice of colour of new paint should be light and not overwhelming the image of a law court building and stripped classical style • Replace and repair defected steel windows to match existing • Repair and restore existing main entrance timber door • General cleaning to granite surface by soft brush and water • General cleaning to spandrel tiles by soft brush and water. Expose its original tile surface if possible and repair grouting as necessary • Reconnect the two decorative lampposts on two sides of the main entrance; relocate existing lampposts to its original location. • Restore original granite steps after removal of ramp • Restore original affixed metal character by making reference to historic photo and those on the existing Annex Court entrance • If the new signage conflicts with the restored metal characters, the new signage can covered the restored as long as it does not damage the restored and is done in a reversible manner 	Beneficial



Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
E-2	Façade preservation, repair & restoration	South elevation <ul style="list-style-type: none"> Side Entrance <ul style="list-style-type: none"> Moulded architrave Door head panel Granite steps Granite cladded base with string course at low block External window wall <ul style="list-style-type: none"> Expressed columns Narrow and tall steel casement windows Tiled panel above and below the windows Overhanging eave and horizontal moulding together with simple corbels under the window wall Defendants' garage entrance with metal gate and projected opening surround Façade which divides into two bays Grooved stucco wall finish Original steel windows <ul style="list-style-type: none"> Regular spacing arrangement Metal grilles/mesh behind Protruding window sills 	Moderate	Improve the condition of the external wall	<ul style="list-style-type: none"> Preserve in-situ the entire elevation Thoroughly survey the external wall before any repairing works Repair plaster as necessary and repaint the external wall with porous paint while maintaining the horizontal groove lines. Choice of colour of new paint should be light and not overwhelming the image of a law court building and stripped classical style Replace and repair defected steel windows to match existing General cleaning to granite steps in front of entrance and granite cladding by soft brush and water General cleaning to tiled panels by soft brush and water. Expose its original tile surface if possible and repair grouting as necessary Repair the metal gate of the garage and repaint the gate to prevent corrosion 	Beneficial
	Add a full height glass enclosure behind the existing defendant's garage			Convert the defendant's garage into a usable indoor space	<ul style="list-style-type: none"> Use full height glass to reduce visual impact to the facade 	Acceptable with mitigation measures


Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
E-3	Façade preservation, repair & restoration	North elevation <ul style="list-style-type: none"> Side entrance for Magistrates, including timber door , granolithic door surround with moulding, moulded doorhead with decorative wall mounted light fitting, granite steps in front of the entrance Granite cladded base at low block External window wall <ul style="list-style-type: none"> Expressed columns Narrow and tall steel casement windows Tiled panel above and below the windows Overhanging eave and horizontal moulding together with simple corbels under the window wall Original steel windows <ul style="list-style-type: none"> Regular spacing arrangement Metal grilles/mesh behind Protruding window sills 	Moderate	Improve the condition of the external wall	<ul style="list-style-type: none"> Preserve in-situ the entire elevation Thoroughly survey the external wall before any repairing works Repair plaster as necessary and repaint the external wall with porous paint while maintaining the horizontal groove lines. Choice of colour of new paint should be light and not overwhelming the image of a law court building and stripped classical style Replace and repair defected steel windows to match existing General cleaning to granite steps in front of entrance and granite cladding by soft brush and water General cleaning to tiled panels by soft brush and water. Expose its original tile surface if possible and repair grouting as necessary Reconnect the existing light fitting at the door head panel of the side entrance, if possible 	Beneficial
	Add FS inlet, water meter and electricity room, as well as a glass enclosure next to them on the façade where original magistrates' garage and E&M room locate			Utilities and new rooms necessary for the adaptive reuse	<ul style="list-style-type: none"> Keep the new addition to the original magistrates' garage and original E&M room, which are of less significance among the entire façade Make use of the existing openings for the new door openings to avoid forming new openings on the façade 	Acceptable with mitigation measures



Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
E-4	Façade preservation, repair & restoration	West elevation <ul style="list-style-type: none"> Open verandah on first floor Existing window openings and steel windows <ul style="list-style-type: none"> Metal grilles/mesh behind Protruding window sills Grooved stucco wall finish Ornamental light fittings 	Moderate	Improve the condition of the external wall	<ul style="list-style-type: none"> Preserve in-situ the entire elevation Thoroughly survey the external wall before any repairing works Repair plaster as necessary and repaint the external wall with porous paint while maintaining the horizontal groove lines. Choice of colour of new paint should be light and not overwhelming the image of a law court building and stripped classical style Replace and repair defected steel windows to match existing Reconnect the existing light fittings above openings on ground floor Maintain the design of the open verandah without enclosing it Reconnect the existing light fitting if possible 	Beneficial
E-5 (see plan)	Re-roofing	Roof	Not Applicable	Resolve water leakage problem	<ul style="list-style-type: none"> Restrict public access to the roof to avoid structural disturbance Thoroughly survey the roof to identify defective areas Re-apply waterproofing membrane to the entire roof Apply bitumen base finish to match existing Subject to the result of a detailed structural investigation, introduce greening on roof top 	Beneficial
E-6 (see plan)	Preserve and repair of Flagpole	Flagpole on the roof	Moderate	Not Applicable	<ul style="list-style-type: none"> Preserve the flagpole on the roof by cleaning with appropriate cleaning agent & repairing Retain the visibility of the flagpole 	Beneficial


F. Main Building – Interior

Item No.	Assessment Items/ Proposed New Works	Affected CDEs/ elements	Level of Significance	Reasons for Changes	Suggested Mitigation/ Recommendation	Overall Impact Level
F-1 (see plan)	G/F Entrance Lobby renovation <ul style="list-style-type: none"> New openings on walls Cover up existing openings 	<ul style="list-style-type: none"> Terrazzo tiled wall dado and floor tiles in the public entrance lobby at ground floor 	High	Some openings at G/F entrance lobby have to be changed to suit the new layout and provide MOE	<ul style="list-style-type: none"> Preserve in situ and generally cleaning to the wall and floor tiles using accredited method <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> Thoroughly survey the interior layout and finishes before carrying out any renovation works Salvage as much as possible the original materials including terrazzo tiles on wall dado,, preserve floor tiles, reuse original door frames and door leaves as much as possible. Retain the existing door openings as much as possible if they suit the new layout Protect the adjacent wall/floor surface when making new openings Use the salvaged materials (tiles and doors) when carrying out new work as appropriate 	Acceptable with mitigation measures
	<ul style="list-style-type: none"> Demolish the adjoining courtroom and pantry which are later additions 	<ul style="list-style-type: none"> Later-added courtroom and pantry 	Intrusive	Restore the original public lobby, in terms of space and finishes	<ul style="list-style-type: none"> Clean, repair and restore the original terrazzo wall tiles and floor tiles finishes as necessary 	Beneficial
F-2 (see plan)	Preserve and convert the existing Shroff Office into the Conservation Corner & Gift Shop	Shroff office at ground floor including <ul style="list-style-type: none"> Counter and metal security grille above countertop (original layout) Timber skirting Metal security gate (original) Safe (Original layout) 	Moderate	Showcase the shroff for better understanding of the original use and to use it as a heritage interpretation space to introduce history and cultural significance of FFM	<ul style="list-style-type: none"> Preserve in-situ the safe and the shroff counter with the metal security grille Preserve the existing grilled counter Re-use the metal security gate in the new position 	Beneficial

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F-3 (see plan)	Convert the defendant's garage into a multi-function Room <ul style="list-style-type: none"> Enclose the space with new glass partition walls behind the south external gate and west gate to cells 	Defendant's garage <ul style="list-style-type: none"> Metal gates Steel window 	Moderate	Better utilise the space by introducing new use yet maintain the original character of the space	<ul style="list-style-type: none"> Preserve in situ the double leaf metal entrance gate Preserve in situ the steel window connected to duty police office on garage side if possible Preserve the metal gates connecting to the cells Repaint and repair the metal works as necessary Set back the new glass wall at the garage opening from the metal gate to respect the external appearance of the garage Use reversible fixing detail for the new glass wall 	Acceptable with mitigation measures
F-4 (see plan)	Convert 3 cells into meeting rooms with new glass wall and door installed at opening side Preserve the remaining cell for interpretation use	Cells including <ul style="list-style-type: none"> Metal fence and door U-shaped bench and wall in terrazzo finish High level opening with metal grille and mesh connected to the reinforce concrete exhaust air duct facing open light well 	High	Better utilise the space by introducing new use yet maintain one as specimen for interpretation purpose Provide fire rated separation from the meeting rooms and the multi-function room from the corridor, which is a MOE route	<ul style="list-style-type: none"> Preserve one cell New glass walls with door to the 3 other cells should be set back from the metal fence and metal grille door so that new can be distinguished from old. Clear fire rated glass should be used. The fixing detail of the new glass wall to the 3 cells should be reversible Preserve the terrazzo finish in situ in all four cells. Clean and repair the terrazzo finish as necessary Preserve the metal fence, mesh and grille door in situ for all four cells. Repair and repaint them as necessary 	Acceptable with mitigation measures
	Preserve the controlled corridor from the Defendant's garage, to the cells and the preserved defendant's staircase	Controlled corridor including <ul style="list-style-type: none"> Security gates Screeded floor 	Moderate		<ul style="list-style-type: none"> Install fire shutter to provide necessary FRC separation between the garage and the controlled corridor of the cells, and preserve the metal gates in situ Preserve and repair walls, ceiling and the screeded floor as necessary Preserve the integrity of controlled corridor Repair the security gates along the corridor 	

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F-5 (see plan)	Preserve defendant's staircase to No.2 Court Room on the north side	The defendant's staircases including <ul style="list-style-type: none"> • Original white glazed ceramic wall tiles up to dado level • Original cement sand screed steps and landings • Wooden handrail and metal balustrade • High level window opening with metal grilles and mesh 	High	Provide a specimen among two mirrored staircase for interpretation purpose	<ul style="list-style-type: none"> • Preserve the existing wall glazed ceramic tiles together with wooden handrail and metal balustrade • Preserve the steel window, grille and mesh in situ. Repair and repaint as necessary 	Beneficial
F-6 (see plan)	1/F public hall renovation <ul style="list-style-type: none"> • New opening on wall 	Terrazzo wall and floor tiles in the public hall at first floor 	High	Add openings at 1/F public hall to suit the new layout	<ul style="list-style-type: none"> • Preserve in situ & generally cleaning to the wall and floor tiles using accredited method • Thoroughly survey the interior layout and finishes before carrying out any renovation works • Salvage as much as possible the original materials including terrazzo tile wall dado, Reuse old door frames and door leaves as much as possible. Preserve terrazzo floor tiles and floor tiles • Retain the existing door openings as much as possible if they suit the new layout • Protect the adjacent wall/floor surface when making new openings • Use the salvaged materials (tiles and doors) when carrying out new work as appropriate 	Acceptable with mitigation measures
F-7 (see plan)	Convert Court Room No. 1 into the Mock Legco Chamber	Two courtrooms in similar design and materials including <ul style="list-style-type: none"> • Entrance vestibule • Original teak parquet floor • Timber wall veneer up to door head level • Coved acoustic ceiling • Timber framed acoustic wall panels • Wooden built-in furniture, including seating in tiered platform for public, judge's bench and its backdrop, 	High	Meet the new use as a training venue – one court room to be converted and the other one to be preserved for interpretation From site observation, Court Room No. 1 had previously been altered by past film making. It is better to alter this less	<ul style="list-style-type: none"> • Record and document the existing layout, finishes and details for possible future restoration • Maintain the high headroom space and the window wall on south side • Salvage materials for restoration in Court Room No.2 if applicable • Adopt a design for the new fitting out compatible with the existing space and structure for the Mock Legco Chamber, but distinguishable from the existing • Use the fixing details that can cater for easy reverse 	Acceptable with mitigation measures

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		clerks' bench, witness box, jury box, defendant's dock with metal grille and timber fence 		authentic court room		
F-8 (see plan)	Preserve, repair and restore Court Room No. 2, including all original finishes, furniture, fittings, setting, ceiling and double height space	Ditto 	High	Provide a specimen for interpretation purpose	<ul style="list-style-type: none"> • Repair and replace damaged ones using salvaged materials from Court Room No.1 • Replace the defective suspended lighting by similar design • Repair plaster and repaint the wall surfaces as necessary • Restore the steel window wall by removing later added aluminium windows • Retain, repair, clean and restore all timber fixture, furniture acoustic panels to match existing • Apply termite treatment to all existing and new timber elements • Repair the coved ceiling and bulkheads to match existing • Resolve the water leakage from roof by re-roofing works • If addition of FS/ sprinkler system is needed, add them with careful consideration of its routing with minimum visual disturbance to the preserved ceiling 	Beneficial

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F-11 (see plan)	<p>Preserve central light well, except adding a lift platform (see item D-5)</p> <p>Remove later added dog house in the well to restore its original layout</p>	<p>Central Light Well</p> 	Moderate	<p>Maintain the openness of the light well for daylight penetration and natural ventilation</p> <p>Add lift platform for barrier free access (see item D-5)</p>	<ul style="list-style-type: none"> Remove vegetation inside the light well and use root killer as necessary Remove and clear all debris Thoroughly survey the external wall of the light well and identify defective areas Repair the spalling on the external wall Repair plaster as necessary and repaint the external wall with porous paint while maintaining the horizontal groove lines. Choice of colour of new paint should be light and not overwhelming the image of a law court building and stripped classical style 	<p>Beneficial</p> <p>(impact by the lift platform is assessed by item D-5 separately)</p>
F-12	Incorporate new internal uses to other unspecified rooms, including adding or removal of internal non load bearing walls, altering doorways	Internal layout with internal timber doors including door frames and leafs (some of them not original)	<p>Internal layout: depends on area</p> <p>Internal timber door: Low</p>	<p>Accommodate new function rooms, lecture rooms, lavatories and offices</p> <p>Provide MOE access</p>	<ul style="list-style-type: none"> Carry out photographic and cartographic survey of the internal layout before any alteration works Formulate properly the interpretation strategy and present the history of the place and use of the building and site to enhance and reinforce the understanding of the cultural significance of the historic place Use reversible new additions without causing any permanent damage to historic fabric. They should be distinguishable from historic fabric Distinguish original and later door leaf and frame. Reuse the original doors as far as possible. Where internal layout has to be changed, salvage the original door leafs and frames as far as practicable for reuse 	Acceptable

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F-13	Incorporate building services, including MVAC, plumb/ drain, electricity, etc, and replace existing flush water tank in E&M room on roof with a new one	<ul style="list-style-type: none"> Interior spaces, wall and floor <p>Wooden access panels inside the existing air conditioning plant room on roof</p>	<p>Depends on area</p> <p>Low</p>	<p>Enhance the performance of building services system to meet current standard of human comfort</p> <p>Replacement of mal-function A/C system with new ones</p>	<ul style="list-style-type: none"> Well organize and group together new building services when entering the building, and make use of existing wall openings and original duct space as far as practicable House the new plant and equipment inside the original plant room spaces as far as practicable. FS and Sprinkler tanks and pumps, which are too heavy to be located in the FFM with limited loading capacity, should be housed in new Hostel Block with due consideration on possible visual impact to FFM Internal piping is more preferable than external piping to reduce impact to façades. Internal piping through less important space more preferable than through important space Use false ceiling to screen off piping to minimise visual disturbance to the preserved spaces The existing flush water tank will be replaced by light weight fibreglass tank and will not impose additional loading to the historic building Check asbestos content and salvage the wooden access panel if possible 	<p>Acceptable with mitigation measures</p> <p>Acceptable with mitigation measures</p>